PD Modification Application:	MM 24-0468	Hillsborough
Zoning Hearing Master Date:	January 14, 2025	Hillsborough County Florida
BOCC Land Use Meeting Date:	March 11, 2025	Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	Pastor Rickey L. Houston		and a second secon
FLU Category:	Community Mixed-Use 12 & Residential-9		
Service Area:	Urban	BIRCHAVE	
Site Acreage:	8.27 MOL	RSC9 Strings Bowers Park	
Community Plan Area:	Greater Palm River		
Overlay:	None	an and	CD PROGRESS BLVD

Introduction Summary:

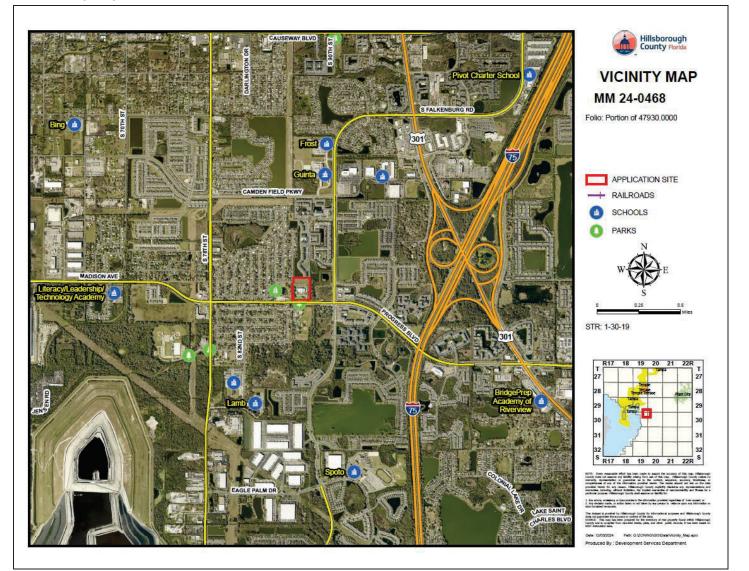
PD 98-0852 as most recently modified by PRS 08-1203 was approved in 2008 to allow a church and accessory uses that include an 1,800 seat sanctuary (20,000 square feet) and 72,460 square feet of the following uses: family life center, administrative support, classrooms, child care, training facility and maintenance building/garage. Along with a residence/parsonage and non-illuminated ball field. The applicant requests a modification to allow the classrooms to be specifically used for weekend Saturday/Sunday School and a K-8 weekday private Christian school that allows 131 students.

Existing Approval(s):	Proposed Modification(s):
Classrooms for general use	Classrooms to be specifically used for weekend Saturday/Sunday School and a K-8 weekday private Christian school that allows 131 students.

Additional Information:			
PD Variation(s):	None Requested as part of this application		
Waiver(s) to the Land Development Code:	None Requested as part of this application		
Planning Commission Recommondation	Dovelopment Services Recommendations		

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable, subject to proposed conditions

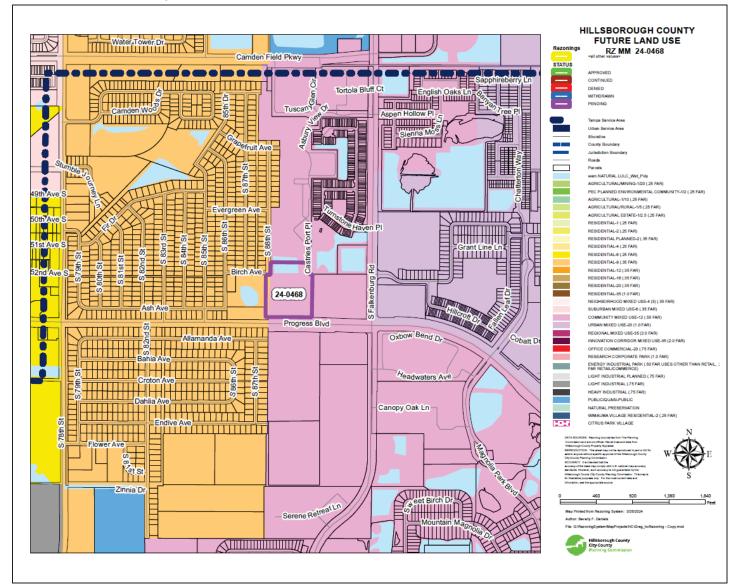
2.1 Vicinity Map



Context of Surrounding Area:

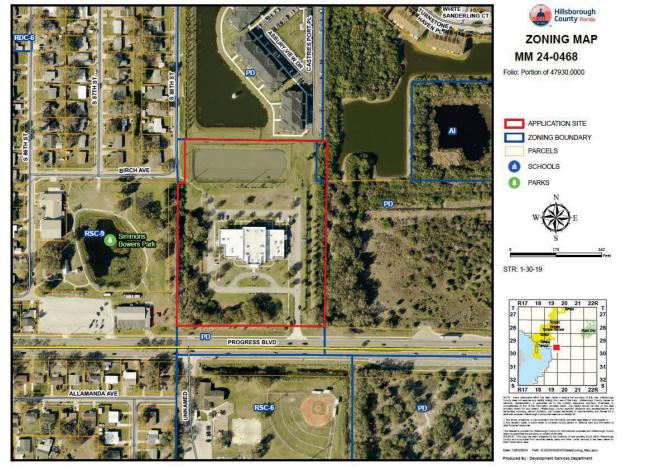
The 8.27-acre parcel is generally located 900 feet west of the intersection of Progress Boulevard and South Falkenburg Road on the northside of Progress Boulevard and is located in the Urban Service Area within the limits of the Greater Palm River Community Plan. The surrounding area is predominantly a mixture of single-family and multi-family residential and county parks. The major intersection of U.S. 301 and Interstate 75 is to the northeast. Adjacent to the north is multi-family residential zoned PD 16-0118. To the south across Progress Boulevard is a county park zoned RSC-6. Adjacent to the east is a vacant commercial parcel and a pond zoned PD 05-1253. Adjacent to the west is a county park zoned RSC-9. To the west across South 88th Street is single-family residential zoned RSC-9.

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Community Mixed-Use 12 (CMU-12) & Residential-9 (RES-9)
Maximum Density/F.A.R.:	CMU-12: (12 du/ga; 0.50 FAR) & RES-9: (9 du/ga; 0.50 FAR)
Typical Uses:	CMU-12: Urban in intensity and density of uses. Commercial uses shall be clustered at arterial and collector intersections. Rezonings shall be approved through a planned unit development rezoning.
	RES-9: Agricultural, residential, neighborhood commercial, office uses, multi-purpose

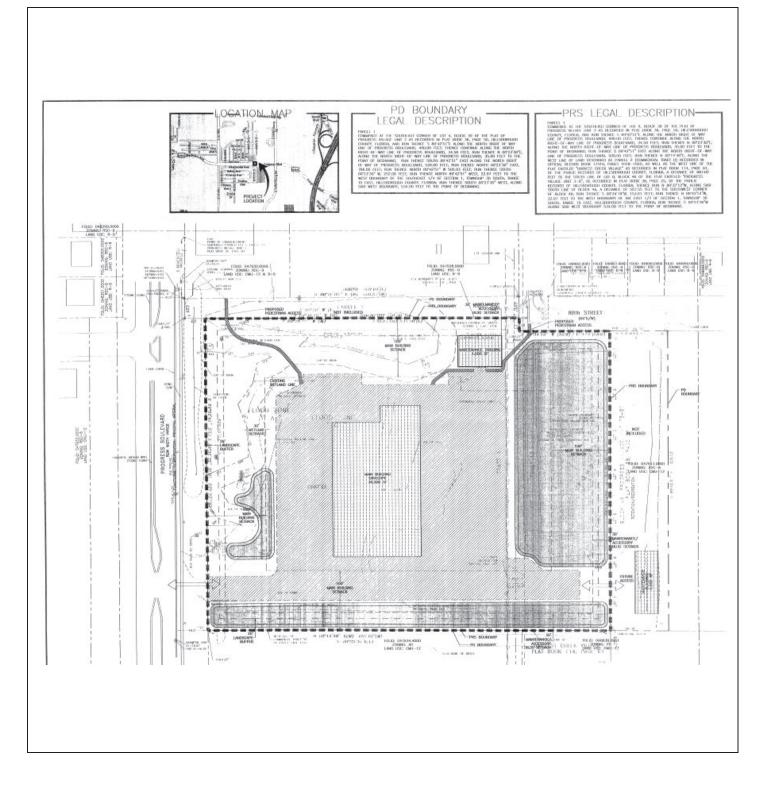
2.3 Immediate Area Map



	Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:	
North	PD 16-0118	11.39 du/ga	Pond, Multi-Family Residential	Pond, Multi-Family Residential	
South	RSC-6	6 du/ga	Single-Family Residential	County Park	
East	PD 05-1253	0.27 F.A.R.	Commercial, Retention Pond	Vacant, Retention Pond	
West	RSC-9	9 du/ga	Single-Family Residential	Single-Family Residential, County Park	

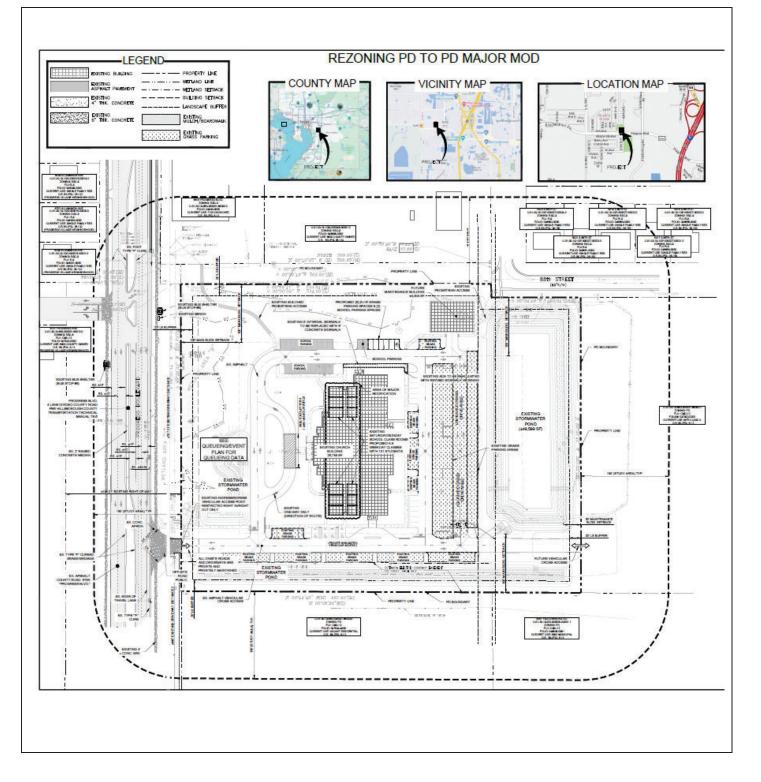
APPLICATION NUMBER:	MM 24-0468	
ZHM HEARING DATE:	January 14, 2025	
BOCC LUM MEETING DATE:	March 11, 2025	Case Reviewer: Chris Grandlienard, AICP

2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



APPLICATION NUMBER:	MM 24-0468	
ZHM HEARING DATE:	January 14, 2025	
BOCC LUM MEETING DATE:	March 11, 2025	Case Reviewer: Chris Grandlienard, AICP

2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



APPLICATION NUMBER:	MM 24-0468	
ZHM HEARING DATE:	January 14, 2025	
BOCC LUM MEETING DATE:	March 11, 2025	Case Reviewer: Chris Grandlienard, AICP

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
Progress Blvd.	County Collector - Urban	4 Lanes ⊠Substandard Road ⊠Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 	

Project Trip Generation Not applicable for this request					
	Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips				
Existing	1,657	126	180		
Proposed	2,195	258	214		
Difference (+/-)	+538	+132	+34		

*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access Not applicable for this request					
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding	
North		Pedestrian	None	Meets LDC	
South	Х	None	None	Meets LDC	
East		None	None	Meets LDC	
West		Pedestrian	None	Meets LDC	
Notes:	÷	•	•	·	

Design Exception/Administrative Variance Not applicable for this request			
Road Name/Nature of Request Type Finding			
Progress Blvd/Substandard Roadway	Administrative Variance Requested	Approvable	
Notes:			

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

4.0 ADDITIONAL SITE INFORMATION & AGE INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	🛛 Yes	🗆 Yes	🗆 Yes	
	□ No	⊠ No	⊠ No	
Environmental Services	⊠ Yes	□ Yes	□ Yes	
	□ No	⊠ No	⊠ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	
Natural Resources	\square res			
Check if Applicable:	_	Vater Wellfield Pro	_	
□ Wetlands/Other Surface Waters		igh Hazard Area		
Wellhead Protection Area		burban/Rural Scer	nic Corridor	
□ Surface Water Resource Protection Area	-	port Height Restri		
	Comments		Conditions	Additional
Public Facilities:	Received	Objections	Requested	Information/Comments
Transportation				
🛛 Design Exc./Adm. Variance Requested	⊠ Yes □ No	□ Yes ⊠ No	⊠ Yes □ No	See report.
Off-site Improvements Provided				
Service Area/ Water & Wastewater				A • 1• • 1 1 •.
⊠Urban □ City of Tampa	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	An individual permit will be required
Rural City of Temple Terrace		I INO		will be required
Hillsborough County School Board	_		_	
Adequate □ K-5 □6-8 □9-12 ⊠N/A	□ Yes	□ Yes	□ Yes	
Inadequate	🖾 No	🗆 No	🗆 No	
Impact/Mobility Fees Elementary School Less credit for Church Net Due estimate (per student for Mobility) (\$4,598*5.012 Mobility) (per 1,000 sq ft for Fire) (per 1,000 sq ft for Fire) (\$95 * 5.012 Fire) Mobility: \$4,864 * 145 = \$705,280 Mobility: \$4,864 * 145 = \$705,280 less \$23,045.18 Mobility Net Due: \$682,234.82 Fire: \$95 * 5.012 = \$476.14 less \$476.14 Fire Net Due: \$0.00			34.82	
	Comments		Conditions	Additional
Comprehensive Plan:	Received	Findings	Requested	Information/Comments
Planning Commission □ Meets Locational Criteria ⊠ N/A □ Locational Criteria Waiver Requested □ Minimum Density Met ⊠ N/A	⊠ Yes □ No	□ Inconsistent ⊠ Consistent	□ Yes ⊠ No	See Planning Commission Report

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The 8.27-acre parcel is generally located 900 feet west of the intersection of Progress Boulevard and South Falkenburg Road on the northside of Progress Boulevard and is located in the Urban Service Area within the limits of the Greater Palm River Community Plan. The surrounding area is predominantly a mixture of single-family and multifamily residential and county parks. The major intersection of U.S. 301 and Interstate 75 is to the northeast. Adjacent to the north is multi-family residential zoned PD 16-0118. To the south across Progress Boulevard is a county park zoned RSC-6. Adjacent to the east is a vacant commercial parcel and a pond zoned PD 05-1253. Adjacent to the west is a county park zoned RSC-9. To the west across South 88th Street is single-family residential zoned RSC-9.

The classrooms to be specifically used for weekend Saturday/Sunday School and a K-8 weekday private Christian school is going into an existing building with no development standard changes. The site is large enough to accommodate required queuing on the property. The current PD 98-0852 is already approved for educational, and community uses; the addition of school uses would be a natural extension of the already approved uses. The property would also provide the surrounding residential areas with a valuable educational resource.

Therefore, the modification of PD 98-0852 to allow for the existing classrooms to be specifically used for weekend Saturday/Sunday School and a K-8 weekday private Christian school that allows 131 students would be consistent with the existing zoning pattern of the area.

Based upon the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping with the general development pattern of the area.

5.2 Recommendation

Approvable, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Requirements for Certification:

1. <u>Prior to PD Site Plan Certification, the developer shall include the required School Queuing and Event</u> Parking Plan (sheet 2) with revisions to reflect the parking provided for in the Site Plan (sheet 1).

Approval - Approval, subject to the conditions listed below, is based on site plan received November 20, 2024.

- 1. The project shall be <u>is</u> permitted <u>as</u> a church and accessory uses that include an 1,800 seat sanctuary (20,000 square feet) and 72,460 square feet of the following uses: general use building (family life center), administrative support, classrooms <u>with associated weekend Saturday/Sunday school and a K-8</u> <u>weekday school that allows 131 students</u>, child care, training facility, maintenance building/garage. A security residence/parsonage and non-illuminated ball field are also permitted.
- 2. Maximum building height for the church shall be 70 feet. Minimum building setback for the church (sanctuary) shall be 100 feet from all project boundaries.
- 3. Maximum building height for any other structures shall be two stories or 35 feet.
- 4. Pedestrian cross-access shall be provided to the church west of the site (folio #047930.0000) and to 88th Street. <u>The applicant shall submit for site plan approval through Development Services for site</u> <u>improvements to replace existing 5-foot sidewalks with a 6-foot sidewalk as shown on the General Site</u> <u>Plan.</u>
- 5. Prior to Construction Site Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. If warranted by the results of the transportation analysis, and as determined by Hillsborough County, the developer shall provide, at his expense, left turn storage lanes of sufficient length to accommodate anticipated left turning traffic, (for eastbound to northbound traffic) into the site, on Progress Boulevard, at each access to the project where a left turn is permitted. The design and construction of these left turn lanes shall be approved by Hillsborough County Planning and Growth Management Department. All roadway construction of said left turn lanes shall be completed with proper transitions from the widened section to the existing roadway pavement. Design plans for said construction shall be reviewed and approved by the Hillsborough County Planning and Growth Management Department.
- 5. If MM 24-0468 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated December 3, 2024), and which was found approvable by the County Engineer (on December 30, 2024) to waive the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L. Approval of this Administrative Variance will waive the substandard roadway improvements on Progress Blvd. in association with the proposed development.
- 6. Notwithstanding anything shown on the PD site plan, minimum off-street parking spaces shall be provided for per Sec. 6.05.02 of the LDC and designed consistent with the County Transportation Technical Manual.

ZHM HEARING DATE:January 14, 2025BOCC LUM MEETING DATE:March 11, 2025

- 7. Notwithstanding anything herein or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 8. Access management, vehicle queuing, and staff placement for the K-8 weekday school use shall occur consistent with the School Circulation Plans (Site Plan, sheet 2 of 2), as applicable. Modifications to these plans may be permitted as approved by Hillsborough County Public Works.
- 9. Annually, at the beginning of each school year during the fourth week of class, the school shall conduct traffic monitoring to assess the sufficiency of queuing both on-site and off-site at the project access points. Such report shall be submitted to the Hillsborough County Development Services and Public Works Departments. The monitoring requirement shall remain in effect for one (1) year beyond the time the total enrollment reaches 131 students.
- In the event that significant off-site queuing of vehicles at arrival or dismissal times is found, the
 school shall be required to submit corrective measures, which could include (but shall not be limited to) staggered arrival/departure times, police enforced traffic control, increasing and/or relocating onsite staff, and/or other revisions to the site and/or circulation plan which alleviates off-site queuing.
 Such revised plan(s) shall be subject to review and approval by Hillsborough County Public Works.
- 6.11. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 7.12. Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
- 8.13. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all the conditions outlined above.
- 9. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of the application for subsequent development orders or permits to allow issuance of such development orders or permits.
- 14. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

APPLICATION NUMBER: MM 24-0468 ZHM HEARING DATE: January 14, 20

BOCC LUM MEETING DATE:

January 14, 2025 March 11, 2025

Case Reviewer: Chris Grandlienard, AICP

Zoning Administrator Sign Off:

J. Brian Grady

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

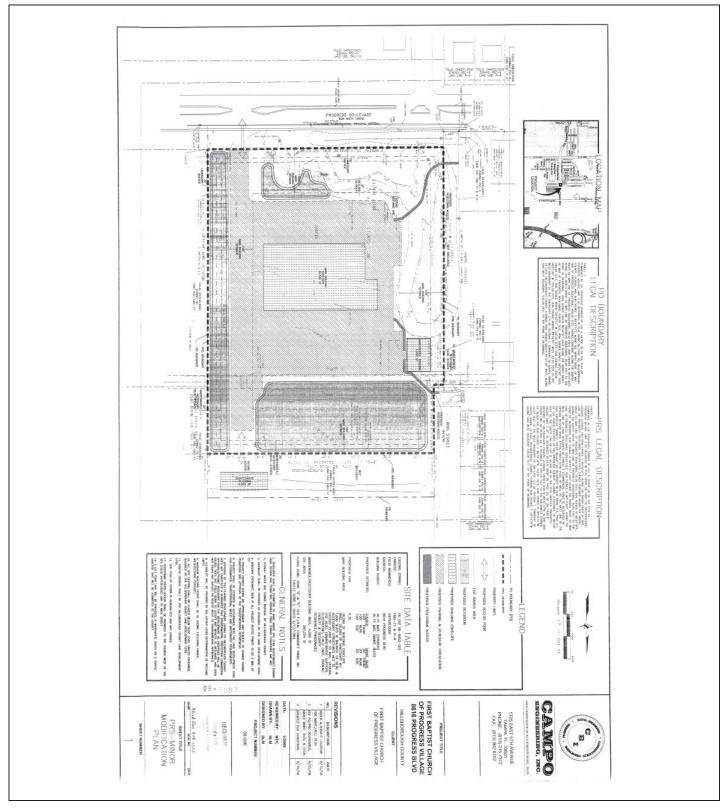
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

8.0 SITE PLANS (FULL)

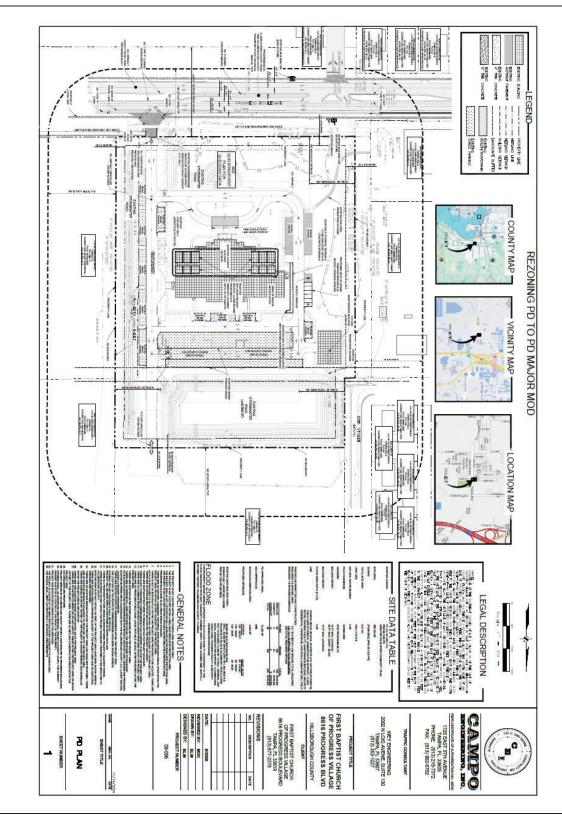
8.1 Approved Site Plans (Full)



ZHM HEARING DATE:January 14, 2025BOCC LUM MEETING DATE:March 11, 2025

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



Case Reviewer: Chris Grandlienard, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 1/03/2024 2025 REVISED: 1/06/2025
REVIEWER: Richard Perez, AICP PLANNING AREA/SECTOR: GPR/Central	AGENCY/DEPT: Transportation PETITION NO: MM 24-0468
This agency has no comments.	-
This agency has no objection.	
X This agency has no objection, subject to listed or attac	hed conditions.

This agency objects, based on the listed or attached conditions.

NEW AND REVISED CONDITIONS OF APPROVAL

New Conditions

- If MM 24-0468 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated December 3, 2024), and which was found approvable by the County Engineer (on December 30, 2024) to waive the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L. Approval of this Administrative Variance will waive the substandard roadway improvements on Progress Blvd. in association with the proposed development.
- Access management, vehicle queuing, and staff placement for the K-8 weekdav school use shall occur consistent with the School Circulation Plans (Site Plan, sheet 2 of 2), as applicable. Modifications to these plans may be permitted as approved by Hillsborough County Public Works.
- Annually, at the beginning of each school year during the fourth week of class, the school shall conduct traffic monitoring to assess the sufficiency of queuing both on-site and off-site at the project access points. Such report shall be submitted to the Hillsborough County Development Services and Public Works Departments. The monitoring requirement shall remain in effect for one (1) year beyond the time the total enrollment reaches 131 students.

In the event that significant off-site queuing of vehicles at arrival or dismissal times is found, the school shall be required to submit corrective measures, which could include (but shall not be limited to) staggered arrival/departure times, police enforced traffic control increasing and/or relocating onsite staff, and/or other revisions to the site and/or circulation plan which alleviates off-site queuing. Such revised plan(s) shall be subject to review and approval by Hillsborough County Public Works.

 Notwithstanding anything shown on the PD site plan, minimum off-street parking spaces shall be provided for per Sec. 6.05.02 of the LDC and designed consistent with the County Transportation Technical Manual. Notwithstanding anything herein or on the PD site plan to the contrary, bicycle and pedestrian access
may be permitted anywhere along the PD boundaries.

Other Conditions

 Prior to PD Site Plan Certification, the developer shall include the required School Queuing and Event Parking Plan (sheet 2) with revisions to reflect the parking provided for in the Site Plan (sheet 1).

PROJECT OVERVIEW & ANALYSIS

The applicant is requesting a Major Modification (MM) to previously approved Planned Development (PD) 98-0852, as most recently amended by PRS 08-1203 consisting of +/- 10.8 ac. parcel and approved for a Church. The applicant is seeking this MM to introduce a K-8 private school. The future land use designation is Suburban Mixed Use 6 (SMU-6).

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a transportation analysis for the subject property. Staff has prepared a comparison of the trips generated by development under the existing and proposed zoning designations, generally consistent with the applicant's analysis and based upon a generalized worst-case scenario. Information shown was developed using data from the Institute of Transportation Engineer's <u>Trip Generation Manual</u>, 11th Edition.

Existing PD Zoning:

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
Land Ose/Size	Way Volume	AM	PM
PD, 1,800 seats Church (ITE LUC 560)	1,657	126	180

Proposed Modification:

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
2414 000 020	Way Volume	AM	PM
PD, 1,800 seats Church	1.657	126	180
(ITE LUC 560)	-,		
PD, 131 students, Private School K-8 (ITE LUC 530)	538	132	34
Total Trips:	2,195	258	214

Trip Generation Difference:

I and I Ian (Cian	24 Hour Two-	Total Peak Hour Trips	
Land Use/Size	Way Volume	AM	PM
Difference	+538	+132	+34

The proposed modification will result in an increase in maximum potential trip generation by +538 daily trips, +132 am peak hour trips, and +34 pm peak hour trips.

Staff notes that the applicant's analysis did not include the worst-case scenario. The potential need for additional site access improvements that could be triggered are discussed further herein under the <u>Site Access</u> section.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Progress Blvd is a 4-lane, urban, divided, substandard, county collector roadway. Along the project's frontage, the roadway sits within +/-186 of right-of-way width. The roadway is characterized by +/- 12 feet travel lanes in average condition. There are no bicycle facilities within the vicinity of the proposed project. There are +/- 5- foot-wide sidewalks on both sides of the roadway along the project frontage.

A TS-6, Urban 4-lane roadway consists of a minimum of 110 feet of right of way, 11-foot travel lanes, 7-foot buffered bike lanes with curb and gutter and 5-foot sidewalks on both sides. The applicant has submitted a Sec. 6.04.02.B administrative variance to waive the requirement to make roadway improvements.

SITE ACCESS

The PD has one existing vehicular and pedestrian access connection to Progress Blvd and separate pedestrian accesses to the west and the north. The applicant is not proposing to change the project access.

The applicant's transportation analysis indicates that no site access improvements are warranted. Staff notesthat the analysis did not include the full entitlements for the church use (1,800 seats). As such if the site were to increase the number of seats beyond what was studied the developer would be required to conduct another site access analysis to verify if turn lanes warrants are triggered.

SCHOOL QUEUING AND EVENT PARKING PLAN

The applicant previously submitted a plan set, on October 16, 2024, that included the PD site plan and the required school drop-off/pick-up queueing plan and event parking plan pursuant to LDC, Sec. 6.03.13. Subsequently, the applicant submitted a revised PD site plan, to include additional parking spaces, without the school drop-off/pick-up queueing plan and event parking plan. The applicant will be required to submit a complete plan set with the PD site plan and the school drop-off/pick-up queueing plan and the school drop-off/pick-up queueing plan and event parking plan. The applicant will be required to submit a complete plan set with the PD site plan and the school drop-off/pick-up queueing plan and event parking plan that reflect the additional parking spaces provided.

REQUESTED ADMINISTRATIVE VARIANCE - PROGRESS BLVD SUBSTANDARD ROAD

As Progress Blvd is a substandard collector roadway, the applicant's EOR submitted (on December 3, 2024) a Section 6.04.02.B. Administrative Variance request for Progress Blvd. requesting relief from the Section 6.04.03.L requirement to improve Progress Blvd., to current County standards for a Type TS-6, Collector Roadway Typical Section as found within the Hillsborough County Transportation Technical Manual (TTM). On December 30, 2024 the County Engineer found the variance approvable. As such, no improvements to that portion of Progress Blvd. would be required.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for an adjacent roadway segment is provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
PROGRESS BLVD	S FALKENBURG RD	S 78th ST	E	С

Source: Hillsborough County 2020 Level of Service Report.

APPLICATION NUMBER:	MM 24-0468
ZHM HEARING DATE:	January 14, 2025
BOCC LUM MEETING DATE:	March 11, 2025

From: Williams, Michael [WilliamsM@hcfl.gov] Sent: Monday, December 30, 2024 5:45 PM To: Matthew G. Wey, PE [mwey@weyeng.com] CC: dskelton@weyeng.com; Grandlienard, Christopher [GrandlienardC@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; matthew [matthew@campoengineering.com]; De Leon, Eleonor [DeLeonE@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov] Subject: FW: MM 24-0468 - Administrative Variance Review Attachments: 24-0468 AVAd 12-03-24.pdf

Matt,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 24-0468 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (<u>DeLeonE@hcfl.gov</u> or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to <u>PW-</u> <u>CEIntake@hcfl.gov</u>

Mike

Michael J. Williams, P.E. Director, Development Review County Engineer Development Services Department

P: (813) 307-1851 M: (813) 614-2190 E: <u>Williamsm@HCFLgov</u> W: HCFLGov.net

ZHM HEARING DATE: Ja BOCC LUM MEETING DATE: M

January 14, 2025 March 11, 2025

Case Reviewer: Chris Grandlienard, AICP

Hillsborough County 601 E. Kennedy Blvd., Tampa, FL 33602

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From: Tirado, Sheida <TiradoS@hcfl.gov> Sent: Monday, December 30, 2024 3:00 PM To: Williams, Michael <WilliamsM@hcfl.gov> Cc: Perez, Richard <PerezRL@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov> Subject: MM 24-0468 - Administrative Variance Review

Hello Mike,

The attached AV is approvable to me, please include the following people in your response email:

mwev@weveng.com dskelton@weveng.com dskelton@weveng.com grandlienardc@hcfl.gov perezrl@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review Manager Development Services Department

E: <u>TiradoS@HCFLgov</u> P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602 HCFL.gov

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Hillsborough County Florida

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APPLICATION NUMBER:

ZHM HEARING DATE: BOCC LUM MEETING DATE:

MM 24-0468 January 14, 2025 March 11, 2025

Case Reviewer: Chris Grandlienard, AICP

Development Service



Supplemental Information for Transportation **Related Administrative Reviews**

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not • accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned. ٠ All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	 Section 6.04.02.B. Administrative Variance Technical Manual Design Exception Request Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	🗵 New Request 🔄 Revised Request 🔄 Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	
Important: To help staff differentiate multiple requires submittal number/name to each separate request. number previously identified. It is critical that the ap	ests (whether of the same or different type), please use the above fields to assign a unique Previous submittals relating to the same project/phase shall be listed using the name and plicant reference this unique name in the request letter and subsequent filings/correspondence. I information related to a previously submitted request, then the applicant would check the
Project Name/ Phase First Baptist	t Church Rezoning
Important: The name selected must be used on all fu If request is specific to a discrete phase, please also	ture communications and submittals of additional/revised information relating to this variance. list that phase.
Folio Number(s) 47930.0000	Check This Box If There Are More Than Five Folio Numbers
numbers must be provided in the format provided b	to a maximum of five. If there are additional folios, check the box to indicate such. Folio by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, 189"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;
Name of Person Submitting Request	Matthew Campo PE (Listed Agent)
Important: For Design Exception (DE) Requests, the DE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The
Current Property Zoning Designation	PD 98-0852 & RSC-9
Designation. Typing "N/A" or "Unknown" will result i County Zoning Atlas, which is available at <u>https://ma</u>	mily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) n your application being returned. This information may be obtained via the Official Hillsborough to hillsboroughcounty.org/maphillsborough/maphillsborough.html, For additional assistance, for Development Services at (813) 272-5600 Option 3.
Pending Zoning Application Number	MM 24-0468
	ter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not IM for major modifications, PRS for minor modifications/personal appearances.
Related Project Identification Number (Site/Subdivision Application Number)	
	ter for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision s. If no project number exists, please type "N/A" or "Not Applicable".
	1 of 1 0672024 24-(

APPLICATION NUMBER:

ZHM HEARING DATE: BOCC LUM MEETING DATE: MM 24-0468 January 14, 2025 March 11, 2025

Case Reviewer: Chris Grandlienard, AICP



December 3, 2024

Michael J. Williams, PE County Engineer Hillsborough County Public Works 601 East Kennedy Boulevard, 22nd Floor Tampa, Florida 33602

Subject: CR 676A (Progress Boulevard) from S Falkenburg Road to S 78th Street Section 6.04.02B. Administrative Variance (AV) Request Case Number: 24-0468 Applicant: First Baptist Church of Progress Village Project Address: 8722 Progress Boulevard, Tampa, FL 33619 Folio: 47930.0000

Dear Mr. Williams,

Please find enclosed the Administrative Variance Request for the above referenced project.

If you have any questions, please do not hesitate to call me at (813) 924-6910 or email mwey@weyeng.com.

Sincerely,

WEY ENGINEERING, PLLC

Matthew Wey

Matthew G. Wey, PE, PTOE, RSP₂₁ President / Principal Transportation Engineer

Enclosures

Cc.

Richard Perez, AICP, Hillsborough County Development Services Sheida L. Tirado, PE, Hillsborough County Development Services Matthew Campo, PE, Campo Engineering, Inc.

weyeng.com

2002 N. Lois Avenue, Suite 130, Tampa, FL 33607 T (813) 353-1227



ADMINISTRATIVE VARIANCE REQUEST

The purpose of this report is to provide justification for the Administrative Variance (AV) request to the following section of the Hillsborough County Land Development Code (LDC):

 Section 6.04.03 L to improve CR 676A (Progress Boulevard) from 78th Street to Falkenburg Road to Hillsborough County Standards.

First Baptist Church of Progress Village proposes to add thirty-one (31) K-5 thru 8th grade students to the existing 26,749 square-foot church building located on the north side of Progress Boulevard approximately 870 feet west of Falkenburg Road (Folio Number 45930.0000), as shown on the project location map in Exhibit A. Access to the church is provided by a single right-in/right-out access on Progress Boulevard, as shown on the latest zoning site plan in Exhibit B.

The criteria for the AV request are outlined in Section 6.04.02 B3 of the Hillsborough County LDC. The criteria outlined in the LDC and the justification for not improving the Progress Boulevard roadway segment from 78th Street to Falkenburg Road is as follows:

(A) There is an unreasonable burden on the applicant:

The justification for not improving Progress Boulevard from 78th Street to Falkenburg Road is as follows:

- 1. There is insufficient right of way available outside of the limits of the applicant's parcel to modify the existing roadway typical section on Progress Boulevard to achieve the roadway standards for a four lane divided roadway with a Context Classification of C3R (Suburban Residential) and a posted speed of 35 miles per hour (mph), since there is only 100 feet of right of way on Progress Boulevard between 78th Street and the Progress Village Park/Progress Village Senior Center entrance, and the minimum right of way required for a four-lane divided typical section per the Hillsborough County Transportation Technical Manual (Effective 11/8/2021) is as follows:
 - Urban Collectors (4 Lane Divided) Typical Section; Drawing No. TS-6 110 feet Minimum Right of Way

Right of way cannot be dedicated by the applicant since the right of way needed to achieve TS-6 design requirements is outside the limits of the subject parcel.

2. The existing roadway typical section on Progress Boulevard lacks bicycle lanes. If the existing roadway typical section is modified to provide bicycle lanes, then there will be an impact to existing utilities: Frontier Communications (CATV, communication lines), Hillsborough County Traffic Service Unit (street lights, traffic signals), Hillsborough County Water Resource Services (water), Tampa Bay Pipeline Corporation (ammonia pipeline), Tampa Electric Company (electric), and TECO Peoples Gas – Tampa (gas), Hillsborough Area Regional Transit (HART) bus shelters, and various drainage structures (see photos of existing conditions in Exhibit C). Moreover, there exists a 550-foot linear pond with wetland features on the south side of Progress Boulevard fronting Progress Village Park that will be impacted by a proposed widening of the existing typical section.

3. The additional 31 students are projected to generate only 34 total new trips (19 trips in and 15 trips out) during the AM peak hour and 8 total new trips (4 trips in and 4 trips out) during the PM peak hour. Based on these very few numbers of additional trips, it appears that there is an unreasonable financial burden for the applicant to bear to bring Progress Boulevard to Hillsborough County standards since First Baptist Church of Progress Village has a minor to no impact on the traffic operations and safety of Progress Boulevard.

(B) The variance would not be detrimental to the public health, safety, and welfare:

The subject section of Progress Boulevard provides for two 11.5-foot travel lanes in each direction, 5-foot sidewalks on both sides, and a 22-foot median. A review of crash history (see graphical crash summary in Exhibit D) indicates that there have been 24 crashes on the Progress Boulevard roadway segment from 78th Street to Falkenburg Road during the five-year period from January 1, 2019 to December 31, 2023. There were no bicycle crashes, and only one rear end crash occurred within the vicinity of the First Baptist Church of Progress Village driveway (see Exhibit E for a tabular summary of the crashes that occurred along the Progress Boulevard segment from 78th Street to Falkenburg Road). Progress Boulevard between 78th Street and Falkenburg Road experienced an average crash rate of 1.015 crashes per million vehicle miles traveled (MVMT), which is roughly 42 percent lower than the statewide average crash rate for similar suburban roadway facilities in the State of Florida. Therefore, it can be concluded that maintaining the existing roadway typical section on Progress Boulevard will not reduce the safety for users of the roadway facility.

However, it should be noted that during the field review for this AV request, the cross slope of the sidewalk crossing the First Baptist Church of Progress Village Driveway was measured and found to exceed the maximum cross slope of 5 percent to meet requirements of the American Disabilities Act (ADA) (see Exhibit F for photographs of the substandard sidewalk). Therefore, it is recommended that modifications be made to the cross slope of the sidewalk crossing the church's driveway to achieve a cross slope that is preferably 2 percent, but no greater than 5 percent. The correction to the cross slope of the sidewalk could occur during construction permitting.

2

(C) Without the variance, reasonable access cannot be provided:

Progress Boulevard is needed to provide reasonable access for the project.

APPLICATION NUMBER:	MM 24-0468
ZHM HEARING DATE:	January 14, 2025
BOCC LUM MEETING DATE:	March 11, 2025

Case Reviewer: Chris Grandlienard, AICP

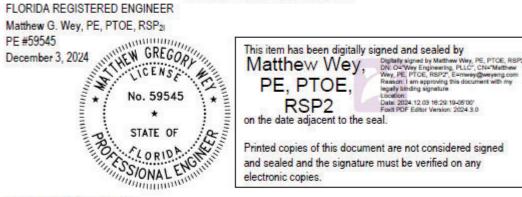
PROFESSIONAL ENGINEER CERTIFICATION

I hereby certify that I am a registered professional engineer in the State of Florida practicing engineering for Wey Engineering, PLLC and that I supervised the preparation of and approve the analysis, findings, opinions, conclusions, and technical advice hereby reported for:

> PROJECT: CR 676A (Progress Boulevard) from S Falkenburg Road to S 78th Street Section 6.04.02B. Administrative Variance (AV) Request Case Number: 24-0468 Applicant: First Baptist Church of Progress Village Project Address: 8722 Progress Boulevard, Tampa, FL 33619 Folio: 47930.000

The engineering work represented by this document was performed through the following duly authorized engineering business:

> Wey Engineering, PLLC 2002 N. Lois Avenue, Suite 130 Tampa, FL 33607 Certificate of Authorization No. 32903



HILLSBOROUGH COUNTY

Based on the Information provided by the applicant, this request is:

Disapproved Approved

Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. (813) 276-836.

Sincerely,

Michael J. Williams Hillsborough County Engineer

3

24-0468 First Baptist Church Progress Village Administrative Variance Request December 2024

APPLICATION NUMBER:	MM 24-0468
	January 14, 20

ZHM HEARING DATE: BOCC LUM MEETING DATE: March 11, 2025

January 14, 2025

Case Reviewer: Chris Grandlienard, AICP

Exhibit A Project Location Map



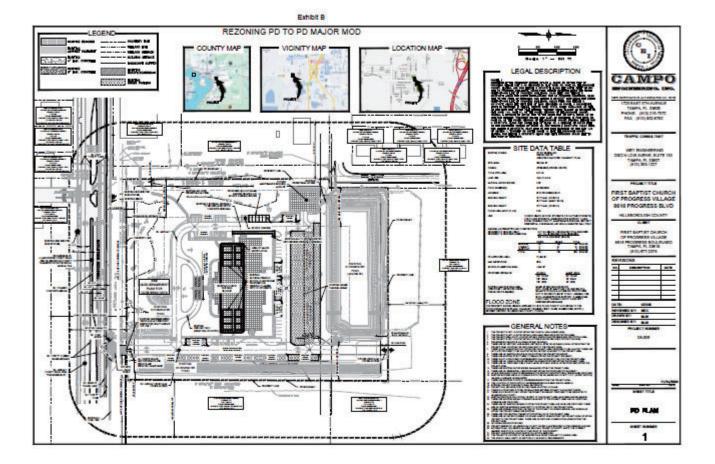
4

24-0468 First Baptist Church Progress Village Administrative Variance Request

December 2024

APPLICATION NUMBER:	MM 24-0468
ZHM HEARING DATE:	January 14, 2025
BOCC LUM MEETING DATE:	March 11, 2025

Case Reviewer: Chris Grandlienard, AICP



APPLICATION NUMBER:	MM 24-0468
ZHM HEARING DATE:	January 14, 2025
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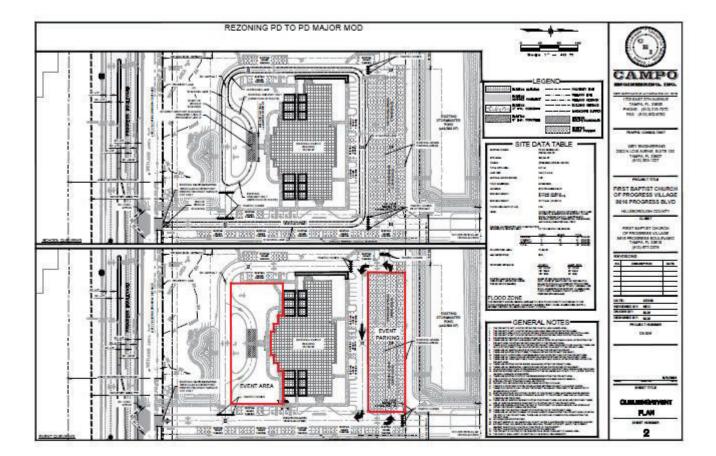


Exhibit C Potential Existing Utility, Transit, and Drainage Structures Impacts



Photo 1 – Linear Pond with Wetland Features Located on the South Side of Progress Boulevard



Photo 2 – Gas Line, Telecommunications, and Overhead Transmission Poles on the Back Side of Sidewalk



Photo 3 - HART Bus Shelter



Photo 4 - Buried Ammonia Line

24-0468 First Baptist Church Progress Village Administrative Variance Request December 2024

APPLICATION NUMBER:	MM 24-0468

ZHM HEARING DATE: BOCC LUM MEETING DATE: March 11, 2025

January 14, 2025



Exhibit D Progress Boulevard from 78th Street to Falkenburg Road Crash Summary (Year 2019 – Year 2023)

24-0468 First Baptist Church Progress Village Administrative Variance Request

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December 2024

Exhibit E

Progress Boulevard from 78th Street to Falkenburg Road Safety Analysis Summary (Year 2019 – Year 2023)

A. Crash Data

Historical crash data within the study area was obtained from Signal Four Analytics for the five-year period from January 1, 2019 to December 31, 2023. The historical crash data included crashes that occurred on Progress Boulevard between 78th Street and Falkenburg Road. The frequency, type, severity, lighting conditions (day versus night), and pavement surface conditions (wet versus dry) of crashes that occurred on Progress Boulevard are summarized in Table 1. There were 24 total crashes over the five-year period, with only one crash that involved a pedestrian, and no bicyclist crashes. Of the 24 total crashes (4.8 crashes per year), half of the crashes were property damage only.

Category 2019 2020 2021 2022 2023 Total Mean Percentage TYPE Left Turn 1.6 33.33% 8 0.4 Off Road 8.33% 2 0.2 4.17% Other 0.2 Pedestrian 4.17% Rear End 2 2 1.6 33.33% 8 3 **Right Turn** 0.2 4.17% 2 0.4 8.33% Sideswipe Unknown 0.2 4.17% 1 100.00% Total ٨ 5 5 24 4.8 SEVERITY Incapacitating Injury 0.2 4.17% 12 2 3 2 3 2 2.4 50.00% No Injury Non-Incapacitating Injury 2 2 6 1.2 25.00% 5 1.0 20.83% Possible Injury 2 Total 24 4.8 100.00% 5 LIGHTING CONDITION 20.83% Dark - Lighted 1.0 2 2 5 Daylight 5 18 3.6 75.00% Δ. A Δ Dusk 0.2 1 4.17% Total 24 4.8 100.00% SURFACE CONDITION Dry 4 4 5 22 4.4 91.67% 2 Wet 2 0.4 8.33% Total 24 4.8 100.00% 5

7

Table 1 - Progress Boulevard from 78th Street to Falkenburg Road Crash Summary (2019 - 2023)

24-0468 First Baptist Church Progress Village Administrative Variance Request

Exhibit E (continued) Progress Boulevard from 78th Street to Falkenburg Road Safety Analysis Summary (Year 2019 – Year 2023)

B. Crash Analysis

Crashes were concentrated at the 82nd Street intersection, and only one rear end crash in the westbound direction of Progress Boulevard occurred within the vicinity of First Baptist Church of Progress Village's right-in/right-out driveway. A roadway segment crash rate was calculated and compared with the statewide average for similar roadway facilities throughout the State of Florida. The roadway segment crash rate for the approximate 0.75-mile segment of Progress Boulevard from 78th Street to Falkenburg Road is shown in Table 2. Progress Boulevard between 78th Street and Falkenburg Road experienced an average crash rate of 1.015 crashes per million vehicle miles traveled (MVMT), which is roughly 42 percent lower than the statewide average crash rate for similar suburban roadway facilities in the State of Florida.

Table 2 – Progress Boulevard from 78th Street to Falkenburg Road Average Roadway Segment Crash Rate Five Year (2019 – 2023)

Roadway Segment		Number of	Crash Rate	Statewide	
Roadway	From	То	Crashes	(MVMT)	Average Crash Rate
Progress Boulevard	78th Street	Falkenburg Road	24	1.015	1.745

Note: An Annual Average Daily Traffic (AADT) volume of 17,500 vehicles per day on Progress Boulevard for the year 2023 was obtained from Florida Department of Transportation's Florida Traffic Online (FTO) count database for Site 105740.

8

ZHM HEARING DATE: BOCC LUM MEETING DATE: January 14, 2025 March 11, 2025

Case Reviewer: Chris Grandlienard, AICP

Exhibit F Substandard Sidewalk Cross Slope



Photo 5 – First Baptist Church of Progress Village Driveway with a Cross Slope Greater than 5 Percent as Required to Meet ADA Standards



Photo 6 – Sub-Standard Sidewalk Cross Slope at Approach to First Baptist Church of Progress Village Driveway

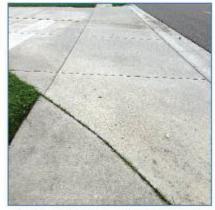


Photo 7 – First Baptist Church of Progress Village Driveway Looking East



Photo 8 – First Baptist Church of Progress Village Driveway Looking South

24-0468 First Baptist Church Progress Village Administrative Variance Request 9

December 2024

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	MM 24-0468
DATE OF HEARING:	January 14, 2025
APPLICANT:	Rickey L. Houston
PETITION REQUEST:	The Major Modification request is to modify PD 98-0852 to permit classrooms to be used for Saturday/Sunday school and a K-8 weekday private Christian school
LOCATION:	900 feet west of the intersection of Progess Blvd. & Falkenburg Rd.
SIZE OF PROPERTY:	8.27 acres, m.o.l.
EXISTING ZONING DISTRICT:	PD 98-0852
FUTURE LAND USE CATEGORY:	CMU-12 and RES-9
SERVICE AREA:	Urban
COMMUNITY PLAN:	Greater Palm River

DEVELOPMENT REVIEW STAFF REPORT

***Note**: Formatting issues prevented the entire Development Services Department staff report from being copied into the Hearing Master's Recommendation. Therefore, please refer to the Development Services Department web site for the complete staff report.

1.0 APPLICATION SUMMARY



Development Services Department

Applicant: Pastor Rickey L. Houston

FLU Category: Community Mixed-Use 12 & Residential-9

Service Area: Urban

Site Acreage: 8.27 MOL

Community Plan Area: Greater Palm River

Overlay: None

Introduction Summary:

PD 98-0852 as most recently modified by PRS 08-1203 was approved in 2008 to allow a church and accessory uses that include an 1,800 seat sanctuary (20,000 square feet) and 72,460 square feet of the following uses: family life center, administrative support, classrooms, child care, training facility and maintenance building/garage. Along with a residence/parsonage and non-illuminated ball field. The applicant requests a modification to allow the classrooms to be specifically used for weekend Saturday/Sunday School and a K-8 weekday private Christian school that allows 131 students.

Existing Approval(s):	Proposed Modification(s):
Classrooms for	Classrooms to be specifically used for weekend Saturday/Sunday School and a K-8 weekday private Christian school that allows 131 students.

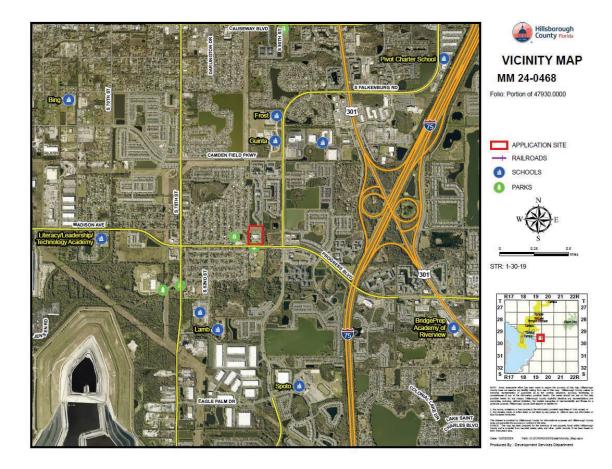
PD Variation(s): None Requested as part of this application

Waiver(s) to the Land Development Code: None Requested as part of this application

Planning Commission Recommendation: Consistent

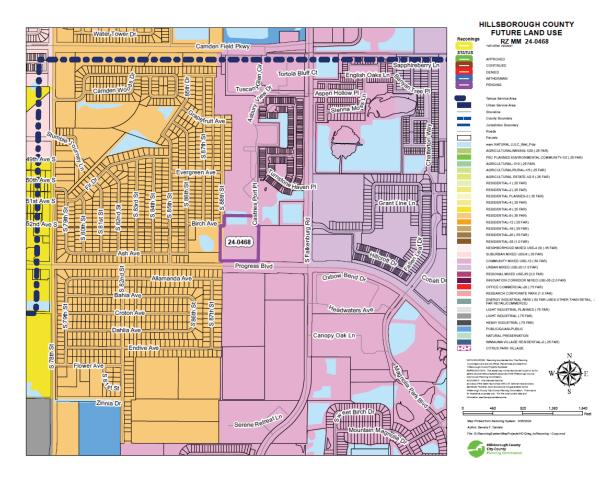
Development Services Recommendation: Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

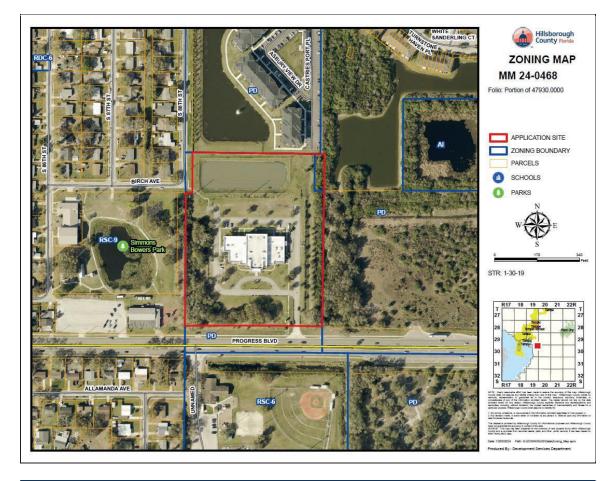
The 8.27-acre parcel is generally located 900 feet west of the intersection of Progress Boulevard and South Falkenburg Road on the northside of Progress Boulevard and is located in the Urban Service Area within the limits of the Greater Palm River Community Plan. The surrounding area is predominantly a mixture of single-family and multi-family residential and county parks. The major intersection of U.S. 301 and Interstate 75 is to the northeast. Adjacent to the north is multi-family residential zoned PD 16-0118. To the south across Progress Boulevard is a county park zoned RSC-6. Adjacent to the east is a vacant commercial parcel and a pond zoned PD 05-1253. Adjacent to the west is a county park zoned RSC-9. To the west across South 88th Street is single-family residential zoned RSC-9.



2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map

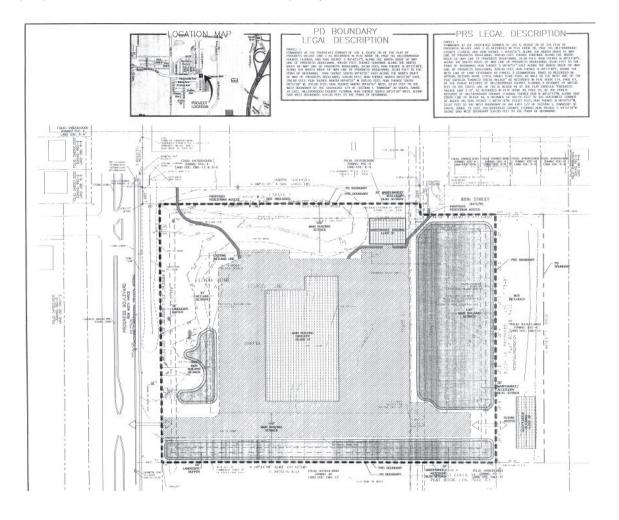
Subject Site Future	Community Mixed-Use 12 (CMU-12) & Residential-9 (RES-
Land Use Category:	9)
Maximum	CMU-12: (12 du/ga; 0.50 FAR) & RES-9: (9 du/ga; 0.50
Density/F.A.R.:	FAR)
Typical Uses:	CMU-12: Urban in intensity and density of uses. Commercial uses shall be clustered at arterial and collector intersections. Rezonings shall be approved through a planned unit development rezoning.
	RES-9: Agricultural, residential, neighborhood commercial, office uses, multi-purpose

2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



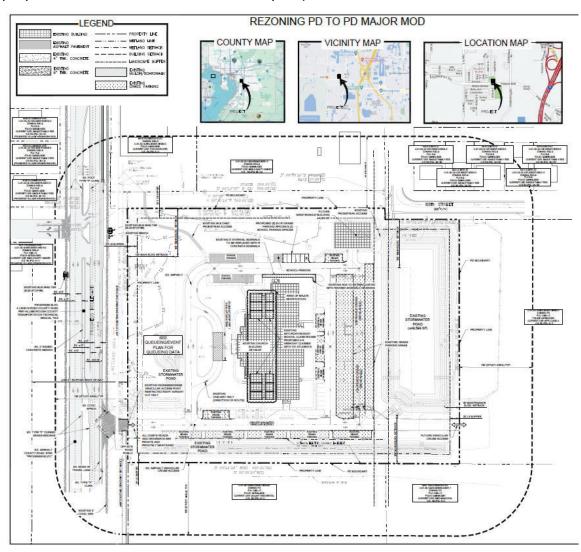
2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)

Road Name Classification Current Conditions Select Future Improvements

Progress Blvd.		4 Lanes ⊠Substandard Road ⊠Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other
-------------------	--	---	--

Design Exception/Administrative Variance □Not applicable for this request

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY INFORMATION/REVIEWI NG AGENCY Environmental: Environmental: Comment s Received Condition s Requeste d

Check if Applicable:

□ Wetlands/Other Surface Waters

□ Wellhead Protection Area

□ Surface Water Resource Protection Area

□ Potable Water Wellfield Protection Area □ Coastal High Hazard Area

☑ Urban/Suburban/Rural Scenic Corridor □ Other: Airport Height Restriction

Public Facilities:	Comments Received	()hiactione	Conditions Requested	Additional Information/Comments
	NO	□ Yes ⊠No	⊠ Yes ⊡No	See report.

Service Area/ Water & Wastewater ⊠Urban □ City of Tampa □Rural □ City of Temple Terrace	⊠ Yes ⊡No	□ Yes ⊠No	□ Yes ⊠No	An individual permit will be required
Hillsborough County School Board Adequate □ K-5 □6-8 □9-12 ⊠N/A Inadequate □ K-5 □6-8 □9- 12 ⊠N/A	⊡ Yes ⊠No	□ Yes □No	□ Yes □No	
Impact/Mobility Fees Elementary School (per student for Mobility) (per 1,000 sq ft for Fire) Mobility: \$4,864 * 145 = \$705,280 Fire: \$95 * 5.012 = \$476.14 Less credit for Church (\$4,598*5.012 Mobility) (\$95 * 5.012 Fire) less \$23,045.18 less \$476.14 Net Due estimate Mobility Net Due: \$682,234.82 Fire Net Due: \$0.00				
Comprehensive Plan:	Comments Received	Findings	Conditions	Additional Information/Comments
Planning Commission □ Meets Locational Criteria ⊠N/A □ Locational Criteria Waiver Requested □ Minimum Density Met ⊠ N/A	⊠ Yes ⊡No	□ Inconsistent ⊠ Consistent	□ Yes ⊠No	See Planning Commission Report

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The 8.27-acre parcel is generally located 900 feet west of the intersection of Progress Boulevard and South Falkenburg Road on the northside of Progress Boulevard and is located in the Urban Service Area within the limits of the Greater Palm River Community Plan. The surrounding area is predominantly a mixture of single-family and multi- family residential and county parks. The major intersection of U.S. 301 and Interstate 75 is to the northeast. Adjacent to the north is multi-family residential zoned PD 16-0118. To the south across Progress Boulevard is a county park zoned RSC-6. Adjacent to the east is a vacant commercial parcel and a pond zoned PD 05-1253. Adjacent to the west is a county park zoned RSC-9. To the west across South 88th Street is single-family residential zoned RSC-9.

The classrooms to be specifically used for weekend Saturday/Sunday School and a K-8 weekday private Christian school is going into an existing building with no development standard changes. The site is large enough to accommodate required queuing on the property. The current PD 98-0852 is already approved for educational, and community uses; the addition of school uses would be a natural extension of the already approved uses. The property would also provide the surrounding residential areas with a valuable educational resource.

Therefore, the modification of PD 98-0852 to allow for the existing classrooms to be specifically used for weekend Saturday/Sunday School and a K-8 weekday private Christian school that allows 131 students would be consistent with the existing zoning pattern of the area.

Based upon the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping with the general development pattern of the area.

5.2 Recommendation

Approvable, subject to proposed conditions.

Zoning conditions were presented to the Zoning Hearing Master at the hearing and are hereby incorporated into the Zoning Hearing Master's recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on January 14, 2025. Ms. Colleen Marshall of the Hillsborough County Development Services Department introduced the petition. Mr. Matthew Campo testified on behalf of the First Baptist Church. He stated that the request is a Major Modification to add students to the existing church. He added that the request is a little different than most as the church was approved in 2008 and permitted a school. However, the approval did not define what type of school. Therefore, the church needs to differentiate itself between the school and daytime classes. Mr. Campo concluded his presentation by stating that the modification is to add 131 students to the current First Baptist Church.

Hearing Master Finch asked Mr. Campo to confirm that no new square footage is proposed. Mr. Campo replied that was correct and added that when the church was originally built, all the classroom space was provided therefore no new construction will take place.

Mr. Chris Grandlienard of the Development Services Department, testified regarding the County staff report and stated that the proposed modification to PD 98-0852 to allow existing classrooms at the First Baptist Church of Progress Village to be used on Saturdays and Sundays and also to permit a K-8 weekday private Christian school with 131 students. Mr. Grandlienard detailed the location and surrounding land uses. He stated that the current PD permits educational community uses and that the school is a natural extension of the already approved uses. He concluded his presentation by stating that staff recommends approval subject to the proposed conditions.

Ms. Alexis Myers of the Planning Commission testified regarding the Planning Commission staff report. Ms. Myers stated that the property is designated Community Mixed Use and Residential-9 by the Future Land Use Map and is located within the Urban Service Area and the greater Palm River Community Planning Area. She described the surrounding area and associated land use categories. She stated that the modification is consistent with Objective 17 and Policy 17.1 regarding residential support uses. She concluded her presentation by stating that the Planning Commission found the modification consistent with Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. None replied.

Hearing Master Finch asked audience members if there were any opponents of the application. None replied.

County staff and Mr. Campo did not have additional comments.

Hearing Master Finch then concluded the hearing.

EVIDENCE SUBMITTED

No documents were submitted into the record.

PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

- The subject property is zoned Planned Development (PD 98-0852) and is designated Community Mixed Use-12 (CMU-12) and Residential-9 (RES-9) by the Comprehensive Plan and located in the Urban Service Area and the Greater Palm River Community Planning Area.
- The Planned Development (PD) is currently approved for a church and accessory uses that include an 1,800 seat sanctuary (20,000 square feet) and 72,460 square feet of family life center, administrative support, classrooms, child care, training facility and a maintenance building/garage. Additionally, there is a residence/parsonage and a non-illuminated ball field.
- 3. The Major Modification requests to allow the existing classrooms to be used for Saturday and Sunday school and to permit a K-8 weekday private Christian school for 131 students. No new square footage is requested.
- 4. No PD variations or waivers are requested.
- 5. The Planning Commission found that the modification is consistent with Objective 16 pertaining to neighborhood protection and Objective 17 regarding residential support uses. Further, staff found that the modification consistent with the Comprehensive Plan.
- 6. The subject property is surrounded by parcels zoned PD, RSC-6 and RSC-9 and developed with both single-family and multi-family residential as well as a County park.
- 7. No testimony in opposition was provided at the Zoning Hearing Master hearing or submitted into the record.
- The Major Modification to permit the use of the existing classroom for Saturday and Sunday school and a K-8 private Christian school on the weekdays for 131 students is compatible with the surrounding area. The request is consistent with the Comprehensive Plan and Land Development Code.

FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

The Major Modification request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Major Modification to the Planned Development zoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

The 8.27 acre Planned Development (PD) is currently approved for a church and accessory uses that include an 1,800 seat sanctuary (20,000 square feet) and 72,460 square feet of family life center, administrative support, classrooms, child care, training facility and a maintenance building/garage. Additionally, there is a residence/parsonage and a non-illuminated ball field.

The Major Modification requests to allow the existing classrooms to be used for Saturday and Sunday school and to permit a K-8 weekday private Christian school for 131 students. No new square footage is requested.

The Planning Commission found the request consistent with the Comprehensive Plan.

The Major Modification to permit the use of the existing classroom for Saturday and Sunday school and a K-8 private Christian school on the weekdays for 131 students is compatible with the surrounding area. The request is consistent with the Comprehensive Plan and Land Development Code.

RECOMMENDATION

Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification to Planned Development 98-0852 as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.

Sum M. Fine

Susan M. Finch, AICP Land Use Hearing Officer February 5, 2025

Date



Plan Hillsborough planhillsborough.org planner@plancom.org 813 – 272 – 5940 601 E Kennedy Blvd 18th floor Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review			
Hearing Date: January 14, 2025	Case Number: MM 24-0468		
Report Prepared: January 3, 2025	Folio(s): 47930.0000		
	General Location : Directly north of Progress Boulevard and to the west of the South Falkenburg Road and Progress Boulevard intersection		
Comprehensive Plan Finding	CONSISTENT		
Adopted Future Land Use	Community Mixed-Use 12 (12 du/ga; 0.50 FAR) & Residential-9 (9 du/ga; 0.50 FAR)		
Service Area	Urban		
Community Plan(s)	Greater Palm River		
Rezoning Request	Major Modification to Planned Development (PD 98-0852) to allow for the use of 12 classrooms for grades K-8		
Parcel Size	± 8.27 acres (360,241.2 square feet)		
Street Functional Classification	Progress Boulevard - County Arterial South Falkenburg Road – County Arterial 78 th Street South – County Collector		
Commercial Locational Criteria	Not applicable		
Evacuation Area	В		

Table 1: COMPARISON OF SURROUNDING PROPERTIES					
Vicinity	Future Land Use Designation	Zoning	Existing Land Use		
Subject Property	Community Mixed Use-12 & Residential-9	PD 98-0852	Public/Quasi Public/Institution		
North	Community Mixed Use-12	PD	Multi-Family		
South	Community Mixed Use-12	PD and RSC-6	Public/Quasi Public/Institution and Single Family Residential		
East	Community Mixed Use-12	PD	Vacant		
West	Residential-9	RSC-9	Public/Quasi Public/Institutions and Single-Family Residential		

Staff Analysis of Goals, Objectives and Policies:

The ± 8.27-acre subject site is located west of the intersection between Progress Boulevard and South Falkenburg Road. The subject site is within the Urban Service Area (USA) and is located within the Greater Palm River Community Plan. The applicant is requesting a Major Modification to previously approved PD 98-0852 to be in compliance with Hillsborough County Land Development Code and include the use of 12 existing classrooms for a weekday primary school with grades K-8. The project, per the applicant, is to permit for a church and accessory uses that include an 1,800-seat sanctuary and 72,460 square feet total for general use building, administrative support, classrooms, childcare, training facility, and maintenance building/garage, as well as a non-illuminated ball field and a security residence/parsonage. The subject site currently has existing Saturday and Sunday School classrooms, the applicant is seeking to add the additional proposed use for an approximate 131 students during the week. The subject site is currently zoned Planned Development (PD) 98-0852. The subject site has a Future Land Use (FLU) category of Community Mixed-Use 12 (CMU-12) and Residential-9 (RES-9).

The subject site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed use of the applicant is consistent with the development pattern of the area. The subject site currently has an existing land use designation of public/quasi public/institution. The site currently is developed with First Baptist Church of Progress Village and its Private Elementary

School. There are additional public/quasi public/institution uses abutting the site directly west, as well as single-family residential uses further west and northwest. Directly north there are multi-family uses. To the east there is additional public/quasi public/institution and vacant uses. South of the subject site there are additional public/quasi public/institution uses and single-family residential uses southwest. Therefore, the intended proposed major modification to the existing PD is consistent with Objective 1 and Policy 1.4.

Per Objective 8, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. The previously approved PD 98-0852 permitted a total of 72,460 square feet. The proposed amendment to the PD will be to allow for 4,304 square feet to be used towards the existing classrooms, the applicant will be using existing square footage and not building anything new. The area of the Major Modification is located within the CMU-12 portion of the site and will be below the maximum allowable consideration for Floor Area Ratio (FAR) of 0.50 in the CMU-12 Future Land Use Category. The typical uses allowed in the CMU-12 Future Land Use Category are agricultural, residential, commercial, office uses, research corporate park uses, light industrial multipurpose and clustered residential and/or mixed-use projects. Therefore, the requested Major Modification is consistent with Objective 8 and associated policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

Objective 16 of the Unincorporated Hillsborough County Comprehensive Plan states that "there is a need to protect existing, neighborhoods and communities and those that will emerge in the future". Policy 16.1 requires buffer areas and screening devices between unlike land uses. Policy 16.2 requires "gradual transitions of intensities between different land uses". Policy 16.3 states that development and redevelopment shall be integrated with adjacent land uses through the "mitigation of adverse impacts". The current development on the subject site demonstrates an existing stormwater pond to the north mitigating any potential adverse impacts and creating a buffer to the multi-family uses currently present. There are also multiple vegetation barriers to the west of the subject site creating another form of mitigation efforts to prevent any adverse impacts to the existing single-family residential uses present adjacent to the subject site. Policy 16.5 states that developments of higher intensity and non-residential uses adjacent shall be restricted to county collects or arterials and be situated externally from establish neighborhoods. The subject site sits directly north of Progress Boulevard which has a functional road classification as a county arterial. The subject site also sits external from all existing neighborhoods. Therefore, the proposed use meets and is consistent with Objective 16 and the associated policies of the Unincorporated Hillsborough County Comprehensive Plan. The proposed use is also a residential support use, therefore consistent with Objective 17 and Policy 17.1, which describes that residential support uses are allowed in any land use category at a scale that serves the surrounding neighborhood and is compatible.

Objective 12.1 of the Neighborhood Level Community Design Component (CDC) of the Unincorporated Hillsborough County Comprehensive Plan emphasizes that new developments recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood. Planning Commission staff finds that the proposed Major Modification is aligns with this policy direction.

There are no goals, objectives or policies within the Greater Palm River Community Plan that are applicable to the proposed Major Modification.

Overall, staff finds that the proposed use is an allowable use in the CMU-12 and RES-9 Future Land Use categories, is compatible with the existing development pattern found within the surrounding. The proposed Major Modification would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Major Modification is **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:

FUTURE LAND USE ELEMENT

Urban Service Area

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Land Use Categories

Objective 8: The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.

Policy 8.1: The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

Relationship to Land Development Regulations

Objective 9: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

Policy 9.1: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

Policy 9.2: Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

Neighborhood/Community Development

Objective 16: Neighborhood Protection – The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

Policy 16.2: Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering, and screening techniques and control of specific land uses.

Policy 16.3: Development and redevelopment shall be integrated with the adjacent land uses through:

- a) the creation of like uses; or
- b) creation of complementary uses; or
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections

Policy 16.5: Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.

Objective 17: Neighborhood and Community Serving Uses

Certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible to the surrounding residential development pattern.

Policy 17.1: Residential support uses (child care centers, adult care centers, churches, etc.) is an allowable land use in any of the residential, commercial and industrial land use plan categories consistent with the following criteria:

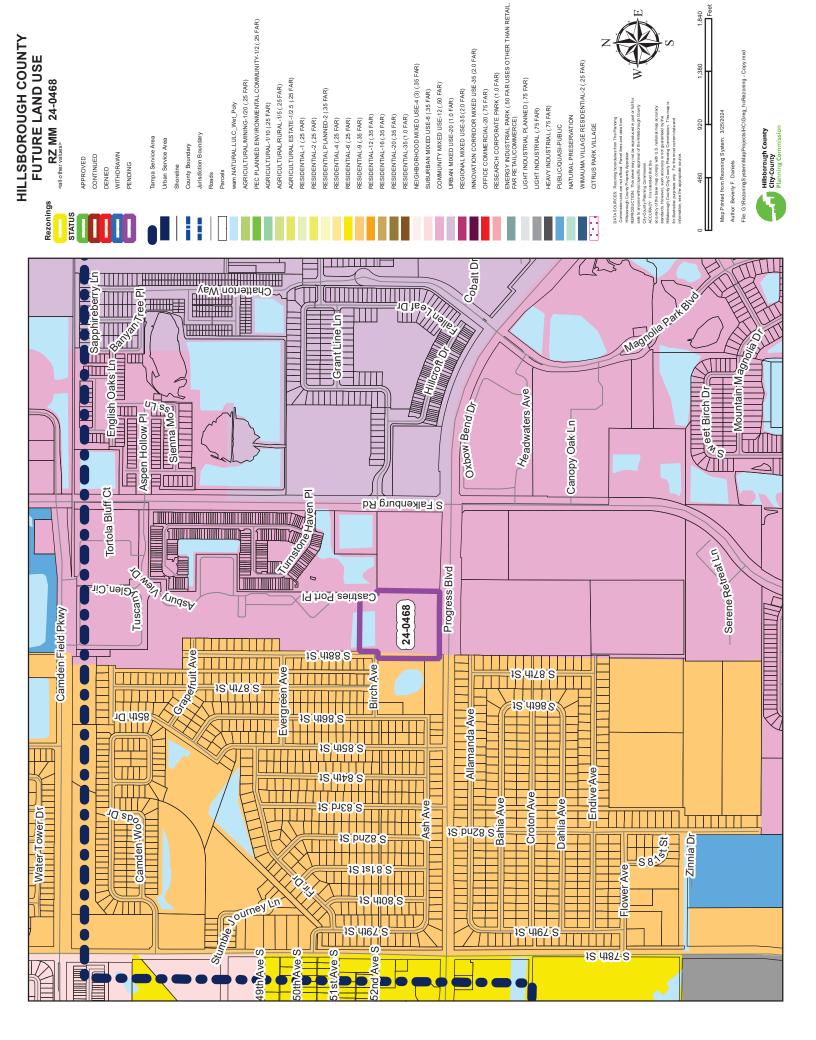
The facility shall be of a design, intensity and scale to serve the surrounding neighborhood or the nonresidential development in which it occurs, and to be compatible with the surrounding land uses and zoning

COMMUNITY DESIGN COMPONENT

5.0 NEIGHBORHOOD LEVEL DESIGN 5.1 COMPATIBILITY

OBJECTIVE 12-1: New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.

Policy 12-1.4: Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.



GENERAL SITE PLAN FOR CERTIFICATION



DEVELOPMENT SERVICES PO Box 1110, Tampa, FL 33601-1110 (813) 272-5600

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

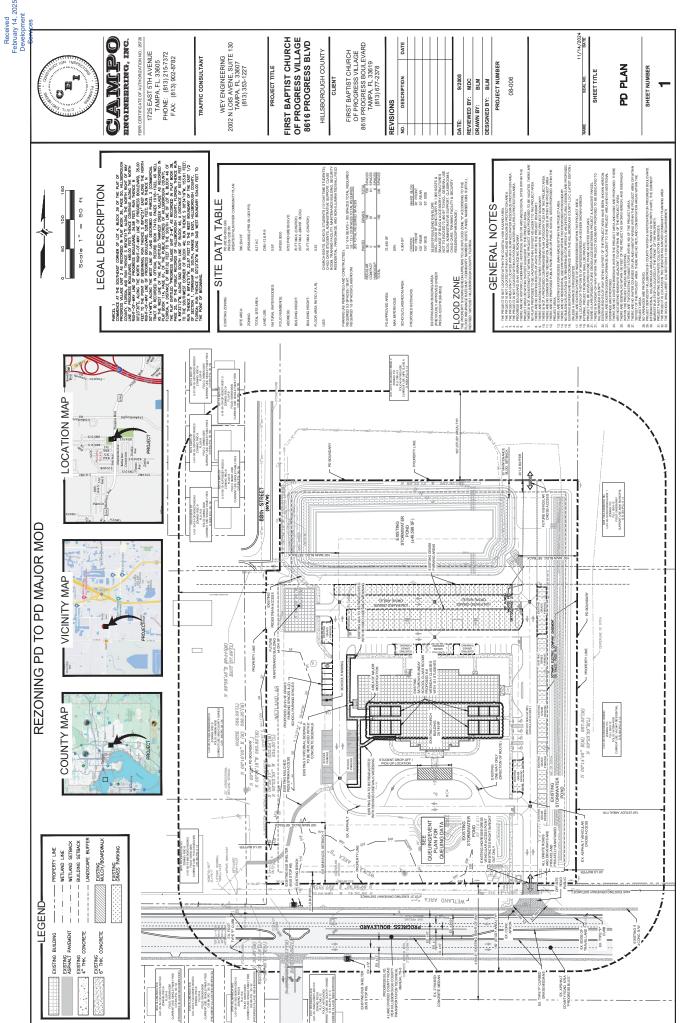
GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS Chris Boles Donna Cameron Cepeda Harry Cohen Ken Hagan Christine Miller Gwendolyn "Gwen" Myers Joshua Wostal COUNTY ADMINISTRATOR Bonnie M. Wise COUNTY ATTORNEY Christine M. Beck COUNTY INTERNAL AUDITOR Melinda Jenzarli

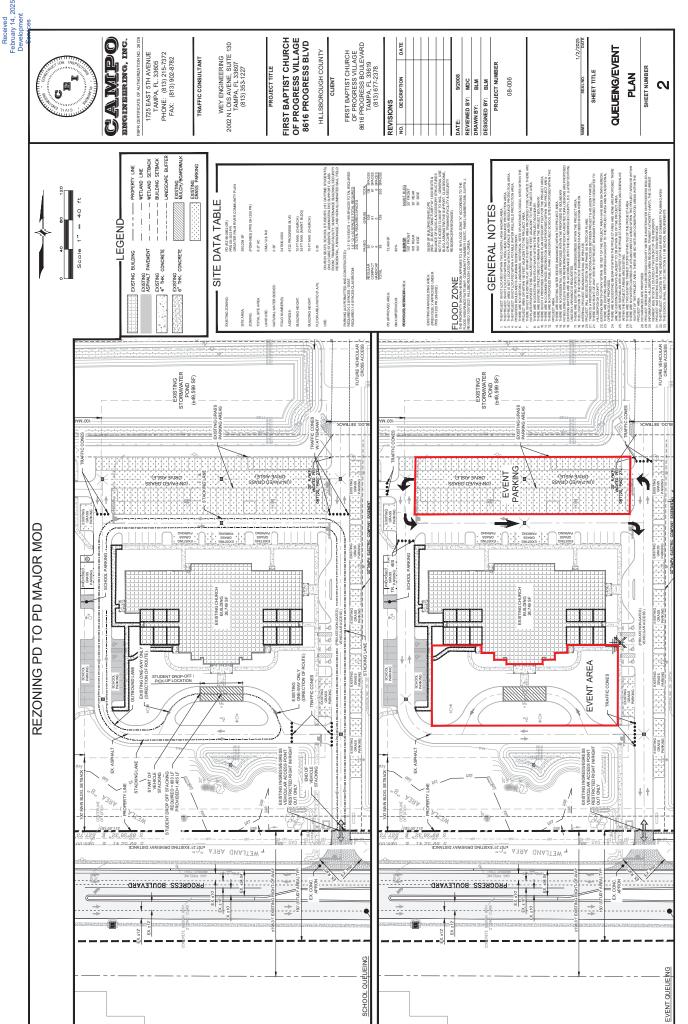
DEPUTY COUNTY ADMINISTRATOR Gregory S. Horwedel

Project Name: First Baptist Church Rezoning			
zoning File: None	Modification: MM (24-0468)		
Atlas Page: None	Submitted: 02/14/25		
To Planner for Review: 02/14/25	Date Due: ASAP		
Contact Person:Matthew D. Campo, P.E.	813-215-7372/Matthew@campoengineering.com		
Right-Of-Way or Land Required for I	Dedication: Yes No 🖌		
The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.		
The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:			
Reviewed by: Christopher Gra	andlienard _{Date:} 02-14-25		
Date Agent/Owner notified of Disapp	roval:		

24-0468



24-0468



08-006 - First Baptist Church/Droshigs/PD PLM/08-006-Ouening Plen.deg = Printed Feb 14, 2025-12-27pm by L

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 1/03/ 2024 2025 <u><i>REVISED</i>: 1/06/2025</u>
REVIEWER: Richard Perez, AICP PLANNING AREA/SECTOR: GPR/Central	AGENCY/DEPT: Transportation PETITION NO: MM 24-0468
This agency has no comments.	
This agency has no objection.	
X This agency has no objection, subject to listed or attac	ched conditions.
This agency objects, based on the listed or attached co	onditions.

NEW AND REVISED CONDITIONS OF APPROVAL

New Conditions

- If MM 24-0468 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated December 3, 2024), and which was found approvable by the County Engineer (on December 30, 2024) to waive the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L. Approval of this Administrative Variance will waive the substandard roadway improvements on Progress Blvd. in association with the proposed development.
- Access management, vehicle queuing, and staff placement for the K-8 weekday school use shall occur consistent with the School Circulation Plans (Site Plan, sheet 2 of 2), as applicable. Modifications to these plans may be permitted as approved by Hillsborough County Public Works.
- Annually, at the beginning of each school year during the fourth week of class, the school shall conduct traffic monitoring to assess the sufficiency of queuing both on-site and off-site at the project access points. Such report shall be submitted to the Hillsborough County Development Services and Public Works Departments. The monitoring requirement shall remain in effect for one (1) year beyond the time the total enrollment reaches 131 students.

In the event that significant off-site queuing of vehicles at arrival or dismissal times is found, the school shall be required to submit corrective measures, which could include (but shall not be limited to) staggered arrival/departure times, police enforced traffic control, increasing and/or relocating onsite staff, and/or other revisions to the site and/or circulation plan which alleviates off-site queuing. Such revised plan(s) shall be subject to review and approval by Hillsborough County Public Works.

• Notwithstanding anything shown on the PD site plan, minimum off-street parking spaces shall be provided for per Sec. 6.05.02 of the LDC and designed consistent with the County Transportation Technical Manual.

• Notwithstanding anything herein or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

Other Conditions

• Prior to PD Site Plan Certification, the developer shall include the required School Queuing and Event Parking Plan (sheet 2) with revisions to reflect the parking provided for in the Site Plan (sheet 1).

PROJECT OVERVIEW & ANALYSIS

The applicant is requesting a Major Modification (MM) to previously approved Planned Development (PD) 98-0852, as most recently amended by PRS 08-1203 consisting of +/- 10.8 ac. parcel and approved for a Church. The applicant is seeking this MM to introduce a K-8 private school. The future land use designation is Suburban Mixed Use 6 (SMU-6).

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a transportation analysis for the subject property. Staff has prepared a comparison of the trips generated by development under the existing and proposed zoning designations, generally consistent with the applicant's analysis and based upon a generalized worst-case scenario. Information shown was developed using data from the Institute of Transportation Engineer's <u>Trip Generation Manual</u>, 11th Edition.

Existing PD Zoning:

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 1,800 seats Church (ITE LUC 560)	1,657	126	180

Proposed Modification:

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 1,800 seats Church (ITE LUC 560)	1,657	126	180
PD, 131 students, Private School K-8 (ITE LUC 530)	538	132	34
Total Trips:	2,195	258	214

Trip Generation Difference:

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+538	+132	+34

The proposed modification will result in an increase in maximum potential trip generation by +538 daily trips, +132 am peak hour trips, and +34 pm peak hour trips.

Staff notes that the applicant's analysis did not include the worst-case scenario. The potential need for additional site access improvements that could be triggered are discussed further herein under the <u>Site Access</u> section.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Progress Blvd is a 4-lane, urban, divided, substandard, county collector roadway. Along the project's frontage, the roadway sits within +/-186 of right-of-way width. The roadway is characterized by +/-12 feet travel lanes in average condition. There are no bicycle facilities within the vicinity of the proposed project. There are +/-5-foot-wide sidewalks on both sides of the roadway along the project frontage.

A TS-6, Urban 4-lane roadway consists of a minimum of 110 feet of right of way, 11-foot travel lanes, 7-foot buffered bike lanes with curb and gutter and 5-foot sidewalks on both sides. The applicant has submitted a Sec. 6.04.02.B administrative variance to waive the requirement to make roadway improvements.

SITE ACCESS

The PD has one existing vehicular and pedestrian access connection to Progress Blvd and separate pedestrian accesses to the west and the north. The applicant is not proposing to change the project access.

The applicant's transportation analysis indicates that no site access improvements are warranted. Staff notesthat the analysis did not include the full entitlements for the church use (1,800 seats). As such if the site were to increase the number of seats beyond what was studied the developer would be required to conduct another site access analysis to verify if turn lanes warrants are triggered.

SCHOOL QUEUING AND EVENT PARKING PLAN

The applicant previously submitted a plan set, on October 16, 2024, that included the PD site plan and the required school drop-off/pick-up queueing plan and event parking plan pursuant to LDC, Sec. 6.03.13. Subsequently, the applicant submitted a revised PD site plan, to include additional parking spaces, without the school drop-off/pick-up queueing plan and event parking plan. The applicant will be required to submit a complete plan set with the PD site plan and the school drop-off/pick-up queueing plan and event parking school drop-off/pick-up queueing plan and the school drop-off/pick-up queueing plan and event parking plan.

REQUESTED ADMINISTRATIVE VARIANCE – PROGRESS BLVD SUBSTANDARD ROAD

As Progress Blvd is a substandard collector roadway, the applicant's EOR submitted (on December 3, 2024) a Section 6.04.02.B. Administrative Variance request for Progress Blvd. requesting relief from the Section 6.04.03.L requirement to improve Progress Blvd., to current County standards for a Type TS-6, Collector Roadway Typical Section as found within the Hillsborough County Transportation Technical Manual (TTM). On December 30, 2024 the County Engineer found the variance approvable. As such, no improvements to that portion of Progress Blvd. would be required.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for an adjacent roadway segment is provided below.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
PROGRESS BLVD	S FALKENBURG RD	S 78 th ST	Е	С

Source: Hillsborough County 2020 Level of Service Report.

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Monday, December 30, 2024 5:45 PM
To: Matthew G. Wey, PE [mwey@weyeng.com]
CC: dskelton@weyeng.com; Grandlienard, Christopher [GrandlienardC@hcfl.gov]; Perez,
Richard [PerezRL@hcfl.gov]; matthew [matthew@campoengineering.com]; De Leon, Eleonor
[DeLeonE@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]
Subject: FW: MM 24-0468 - Administrative Variance Review
Attachments: 24-0468 AVAd 12-03-24.pdf

Matt,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 24-0468 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (<u>DeLeonE@hcfl.gov</u> or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to <u>PW-CEIntake@hcfl.gov</u>

Mike

Michael J. Williams, P.E. Director, Development Review County Engineer Development Services Department

P: (813) 307-1851 M: (813) 614-2190 E: <u>Williamsm@HCFL.gov</u> W: HCFLGov.net

Hillsborough County 601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Monday, December 30, 2024 3:00 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: MM 24-0468 - Administrative Variance Review

Hello Mike,

The attached AV is approvable to me, please include the following people in your response email:

<u>mwey@weyeng.com</u> <u>dskelton@weyeng.com</u> <u>dskelton@weyeng.com</u> <u>grandlienardc@hcfl.gov</u> <u>perezrl@hcfl.gov</u>

Best Regards,

Sheida L. Tirado, PE Transportation Review Manager

Development Services Department

E: <u>TiradoS@HCFL.gov</u> P: (813) 276-8364 | M: (813) 564-4676

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Hillsborough County Florida

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06/2024

24-0468



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	 Section 6.04.02.B. Administrative Variance Technical Manual Design Exception Request Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	🗵 New Request 🗌 Revised Request 🗌 Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	1. Substandard Road - Progress Blvd 4. 2. 5. 3. 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase First Baptist Church Rezoning	
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
	Check This Box If There Are More Than Five Folio Numbers to a maximum of five. If there are additional folios, check the box to indicate such. Folio
numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	Matthew Campo PE (Listed Agent)
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.	
Current Property Zoning Designation	PD 98-0852 & RSC-9
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html .	
Pending Zoning Application Number	MM 24-0468
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number	

(Site/Subdivision Application Number)

Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".



December 3, 2024

Michael J. Williams, PE County Engineer Hillsborough County Public Works 601 East Kennedy Boulevard, 22nd Floor Tampa, Florida 33602

Subject: CR 676A (Progress Boulevard) from S Falkenburg Road to S 78th Street Section 6.04.02B. Administrative Variance (AV) Request Case Number: 24-0468 Applicant: First Baptist Church of Progress Village Project Address: 8722 Progress Boulevard, Tampa, FL 33619 Folio: 47930.0000

Dear Mr. Williams,

Please find enclosed the Administrative Variance Request for the above referenced project.

If you have any questions, please do not hesitate to call me at (813) 924-6910 or email mwey@weyeng.com.

Sincerely,

WEY ENGINEERING, PLLC

Matthew Wey

Matthew G. Wey, PE, PTOE, RSP₂₁ President / Principal Transportation Engineer

Enclosures

Cc. Richard Perez, AICP, Hillsborough County Development Services Sheida L. Tirado, PE, Hillsborough County Development Services Matthew Campo, PE, Campo Engineering, Inc.

weyeng.com

2002 N. Lois Avenue, Suite 130, Tampa, FL 33607 T (813) 353-1227

ADMINISTRATIVE VARIANCE REQUEST

The purpose of this report is to provide justification for the Administrative Variance (AV) request to the following section of the Hillsborough County Land Development Code (LDC):

• Section 6.04.03 L to improve CR 676A (Progress Boulevard) from 78th Street to Falkenburg Road to Hillsborough County Standards.

First Baptist Church of Progress Village proposes to add thirty-one (31) K-5 thru 8th grade students to the existing 26,749 square-foot church building located on the north side of Progress Boulevard approximately 870 feet west of Falkenburg Road (Folio Number 45930.0000), as shown on the project location map in Exhibit A. Access to the church is provided by a single right-in/right-out access on Progress Boulevard, as shown on the latest zoning site plan in Exhibit B.

The criteria for the AV request are outlined in Section 6.04.02 B3 of the Hillsborough County LDC. The criteria outlined in the LDC and the justification for not improving the Progress Boulevard roadway segment from 78th Street to Falkenburg Road is as follows:

(A) There is an unreasonable burden on the applicant:

The justification for not improving Progress Boulevard from 78th Street to Falkenburg Road is as follows:

- 1. There is insufficient right of way available outside of the limits of the applicant's parcel to modify the existing roadway typical section on Progress Boulevard to achieve the roadway standards for a four lane divided roadway with a Context Classification of C3R (Suburban Residential) and a posted speed of 35 miles per hour (mph), since there is only 100 feet of right of way on Progress Boulevard between 78th Street and the Progress Village Park/Progress Village Senior Center entrance, and the minimum right of way required for a four-lane divided typical section per the Hillsborough County Transportation Technical Manual (Effective 11/8/2021) is as follows:
 - Urban Collectors (4 Lane Divided) Typical Section; Drawing No. TS-6 110 feet Minimum Right of Way

Right of way cannot be dedicated by the applicant since the right of way needed to achieve TS-6 design requirements is outside the limits of the subject parcel.

2. The existing roadway typical section on Progress Boulevard lacks bicycle lanes. If the existing roadway typical section is modified to provide bicycle lanes, then there will be an impact to existing utilities: Frontier Communications (CATV, communication lines), Hillsborough County Traffic Service Unit (street lights, traffic signals), Hillsborough County Water Resource Services (water), Tampa Bay Pipeline Corporation (ammonia pipeline), Tampa Electric Company (electric), and TECO Peoples Gas – Tampa (gas), Hillsborough Area Regional Transit (HART) bus shelters, and various drainage structures (see photos of existing conditions in *Exhibit C)*. Moreover, there exists a 550-foot linear pond with wetland features on the south side of Progress Boulevard fronting Progress Village Park that will be impacted by a proposed widening of the existing typical section.

3. The additional 31 students are projected to generate only 34 total new trips (19 trips in and 15 trips out) during the AM peak hour and 8 total new trips (4 trips in and 4 trips out) during the PM peak hour. Based on these very few numbers of additional trips, it appears that there is an unreasonable financial burden for the applicant to bear to bring Progress Boulevard to Hillsborough County standards since First Baptist Church of Progress Village has a minor to no impact on the traffic operations and safety of Progress Boulevard.

(B) The variance would not be detrimental to the public health, safety, and welfare:

The subject section of Progress Boulevard provides for two 11.5-foot travel lanes in each direction, 5-foot sidewalks on both sides, and a 22-foot median. A review of crash history (see graphical crash summary in Exhibit D) indicates that there have been 24 crashes on the Progress Boulevard roadway segment from 78th Street to Falkenburg Road during the five-year period from January 1, 2019 to December 31, 2023. There were no bicycle crashes, and only one rear end crash occurred within the vicinity of the First Baptist Church of Progress Village driveway (see Exhibit E for a tabular summary of the crashes that occurred along the Progress Boulevard segment from 78th Street to Falkenburg Road). Progress Boulevard between 78th Street and Falkenburg Road experienced an average crash rate of 1.015 crashes per million vehicle miles traveled (MVMT), which is roughly 42 percent lower than the statewide average crash rate for similar suburban roadway facilities in the State of Florida. Therefore, it can be concluded that maintaining the existing roadway typical section on Progress Boulevard will not reduce the safety for users of the roadway facility.

However, it should be noted that during the field review for this AV request, the cross slope of the sidewalk crossing the First Baptist Church of Progress Village Driveway was measured and found to exceed the maximum cross slope of 5 percent to meet requirements of the American Disabilities Act (ADA) (see Exhibit F for photographs of the substandard sidewalk). Therefore, it is recommended that modifications be made to the cross slope of the sidewalk crossing the church's driveway to achieve a cross slope that is preferably 2 percent, but no greater than 5 percent. The correction to the cross slope of the sidewalk could occur during construction permitting.

(C) Without the variance, reasonable access cannot be provided:

Progress Boulevard is needed to provide reasonable access for the project.

PROFESSIONAL ENGINEER CERTIFICATION

I hereby certify that I am a registered professional engineer in the State of Florida practicing engineering for Wey Engineering, PLLC and that I supervised the preparation of and approve the analysis, findings, opinions, conclusions, and technical advice hereby reported for:

PROJECT: CR 676A (Progress Boulevard) from S Falkenburg Road to S 78th Street Section 6.04.02B. Administrative Variance (AV) Request Case Number: 24-0468 Applicant: First Baptist Church of Progress Village Project Address: 8722 Progress Boulevard, Tampa, FL 33619 Folio: 47930.000

The engineering work represented by this document was performed through the following duly authorized engineering business:

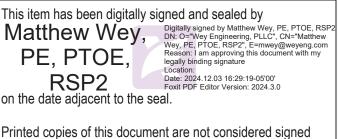
Wey Engineering, PLLC 2002 N. Lois Avenue, Suite 130 Tampa, FL 33607 Certificate of Authorization No. 32903

FLORIDA REGISTERED ENGINEER

Matthew G. Wey, PE, PTOE, RSP₂₁ PE #59545

PE #59545 December 3, 2024





Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

HILLSBOROUGH COUNTY

Based on the Information provided by the applicant, this request is:

Disapproved

Approved

Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. (813) 276-836.

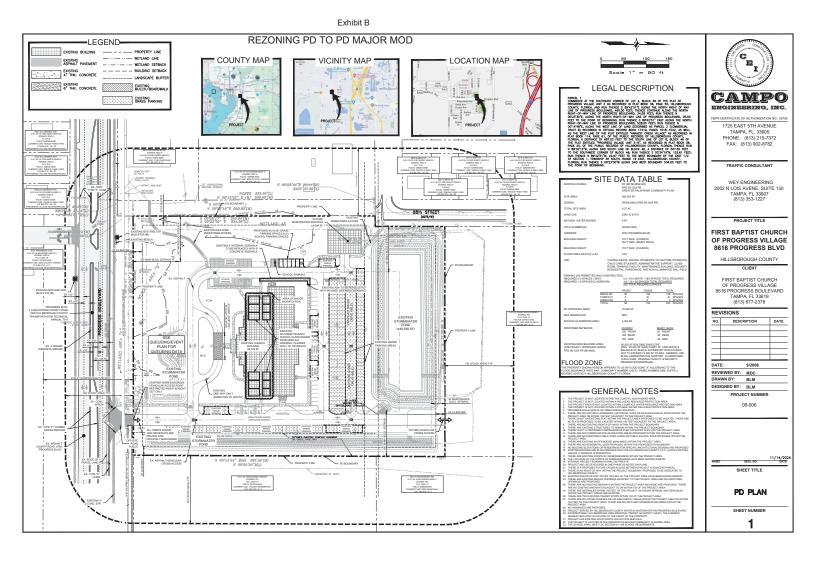
Sincerely,

Michael J. Williams Hillsborough County Engineer Exhibit A Project Location Map



24-0468 First Baptist Church Progress Village Administrative Variance Request

December 2024



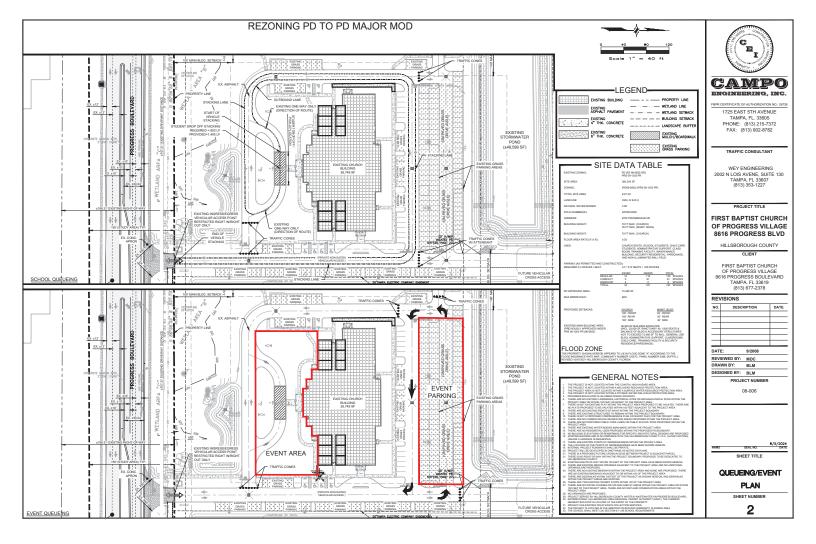


Exhibit C Potential Existing Utility, Transit, and Drainage Structures Impacts



Photo 1 – Linear Pond with Wetland Features Located on the South Side of Progress Boulevard



Photo 2 – Gas Line, Telecommunications, and Overhead Transmission Poles on the Back Side of Sidewalk



Photo 3 - HART Bus Shelter



Photo 4 - Buried Ammonia Line

TO REAL OF A CONTRACT OF A CON

Exhibit D Progress Boulevard from 78th Street to Falkenburg Road Crash Summary (Year 2019 – Year 2023)

24-0468 First Baptist Church Progress Village Administrative Variance Request

6

December 2024

Exhibit E

Progress Boulevard from 78th Street to Falkenburg Road Safety Analysis Summary (Year 2019 – Year 2023)

A. Crash Data

Historical crash data within the study area was obtained from Signal Four Analytics for the five-year period from January 1, 2019 to December 31, 2023. The historical crash data included crashes that occurred on Progress Boulevard between 78th Street and Falkenburg Road. The frequency, type, severity, lighting conditions (day versus night), and pavement surface conditions (wet versus dry) of crashes that occurred on Progress Boulevard are summarized in Table 1. There were 24 total crashes over the five-year period, with only one crash that involved a pedestrian, and no bicyclist crashes. Of the 24 total crashes (4.8 crashes per year), half of the crashes were property damage only.

Category	2019	2020	2021	2022	2023	Total	Mean	Percentage
TYPE								
Left Turn	1	4	2	1		8	1.6	33.33%
Off Road		1	1			2	0.4	8.33%
Other				1		1	0.2	4.17%
Pedestrian				1		1	0.2	4.17%
Rear End	2	1		2	3	8	1.6	33.33%
Right Turn					1	1	0.2	4.17%
Sideswipe		1			1	2	0.4	8.33%
Unknown	1					1	0.2	4.17%
Total	4	7	3	5	5	24	4.8	100.00%
SEVERITY								
Incapacitating Injury		1				1	0.2	4.17%
No Injury	2	3	2	3	2	12	2.4	50.00%
Non-Incapacitating Injury	1	2		2	1	6	1.2	25.00%
Possible Injury	1	1	1		2	5	1.0	20.83%
Total	4	7	3	5	5	24	4.8	100.00%
LIGHTING CONDITION								
Dark - Lighted		2	2	1		5	1.0	20.83%
Daylight	4	5	1	4	4	18	3.6	75.00%
Dusk					1	1	0.2	4.17%
Total	4	7	3	5	5	24	4.8	100.00%
SURFACE CONDITION								
Dry	4	7	2	4	5	22	4.4	91.67%
Wet			1	1		2	0.4	8.33%
Total	4	7	3	5	5	24	4.8	100.00%

Table 1 – Progress Boulevard from 78th Street to Falkenburg Road Crash Summary (2019 – 2023)

7

Exhibit E (continued)

Progress Boulevard from 78th Street to Falkenburg Road Safety Analysis Summary (Year 2019 – Year 2023)

B. Crash Analysis

Crashes were concentrated at the 82nd Street intersection, and only one rear end crash in the westbound direction of Progress Boulevard occurred within the vicinity of First Baptist Church of Progress Village's right-in/right-out driveway. A roadway segment crash rate was calculated and compared with the statewide average for similar roadway facilities throughout the State of Florida. The roadway segment crash rate for the approximate 0.75-mile segment of Progress Boulevard from 78th Street to Falkenburg Road is shown in Table 2. Progress Boulevard between 78th Street and Falkenburg Road experienced an average crash rate of 1.015 crashes per million vehicle miles traveled (MVMT), which is roughly 42 percent lower than the statewide average crash rate for similar suburban roadway facilities in the State of Florida.

Table 2 – Progress Boulevard from 78th Street to Falkenburg Road Average Roadway Segment Crash RateFive Year (2019 – 2023)

Roadway Segment			Number of	Crash Rate	Statewide
Roadway	From	То	Crashes	(MVMT)	Average Crash Rate
Progress Boulevard	78th Street	Falkenburg Road	24	1.015	1.745

Note: An Annual Average Daily Traffic (AADT) volume of 17,500 vehicles per day on Progress Boulevard for the year 2023 was obtained from Florida Department of Transportation's Florida Traffic Online (FTO) count database for Site 105740.

Exhibit F Substandard Sidewalk Cross Slope



Photo 5 – First Baptist Church of Progress Village Driveway with a Cross Slope Greater than 5 Percent as Required to Meet ADA Standards



Photo 7 – First Baptist Church of Progress Village Driveway Looking East



Photo 6 – Sub-Standard Sidewalk Cross Slope at Approach to First Baptist Church of Progress Village Driveway



Photo 8 – First Baptist Church of Progress Village Driveway Looking South

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Progress Blvd.	County Collector - Urban	4 Lanes ⊠ Substandard Road ⊠ Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other

Project Trip Generation Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,657	126	180
Proposed	2,195	258	214
Difference (+/-)	+538	+132	+34

*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Pedestrian	None	Meets LDC
South	Х	None	None	Meets LDC
East		None	None	Meets LDC
West		Pedestrian	None	Meets LDC
Notes:	•		•	

Design Exception/Administrative Variance Not applicable for this request			
Road Name/Nature of Request Type Finding			
Progress Blvd/Substandard Roadway	Administrative Variance Requested	Approvable	
Notes:			

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
 Design Exception/Adm. Variance Requested Off-Site Improvements Provided 	□ Yes □N/A ⊠ No	⊠ Yes □ No	See report.

COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR Harry Cohen VICE-CHAIR Donna Cameron Cepeda Ken Hagan Pat Kemp Michael Owen Joshua Wostal



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR Elaine S. DeLeeuw ADMIN DIVISION Sam Elrabi, P.E. WATER DIVISION Diana M. Lee, P.E. AIR DIVISION Michael Lynch WETLANDS DIVISION Rick Muratti, Esq. LEGAL DEPT Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZON	NING	
HEARING DATE: 6/17/2024	COMMENT DATE: 4/3/2024	
PETITION NO.: 24-0468	PROPERTY ADDRESS: 8722 Progress Blvd, Tampa, FL 33619	
EPC REVIEWER: Melissa Yanez	FOLIO #: 047930.0000	
CONTACT INFORMATION: (813) 627-2600 X 1360	STR: 01-30S-19E	
EMAIL: <u>yanezm@epchc.org</u>		
REQUESTED ZONING: Modification to PD		

FINDINGS		
WETLANDS PRESENT	NO	
SITE INSPECTION DATE	NA	
WETLAND LINE VALIDITY	NA	
WETLANDS VERIFICATION (AERIAL PHOTO,	Desktop Review - Aerial review, soil survey and	
SOILS SURVEY, EPC FILES)	EPC file search	

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters in the project boundaries.

• Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.

my / cb

ec: Rickey L Houston – <u>RickeyHouston@fbcopv.org</u> Matthew D. Campo – Matthew@Campoengineering.com

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org



NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO:	Zoning Review, Development Services	DATE: 06/03/2024
REVIEWER:	Ron Barnes, Impact & Mobility Fee Coordinator	
APPLICANT:	Pastor Rickey L Houston	PETITION NO: 24-0468
LOCATION:	8722 Progress Blvd	
FOLIO NO:	47930.0000	

Estimated Fees:

Elementary School	Less credit for Church	Net Due estimate
(per student for Mobility)	(\$4,598*5.012 Mobility)	
(per 1,000 sq ft for Fire)	(\$95 * 5.012 Fire)	
Mobility: \$4,864 * 145 = \$705,280	less \$23,045.18	Mobility Net Due: \$682,234.82
Fire: \$95 * 5.012 = \$476.14	less \$476.14	Fire Net Due: \$0.00

Project Summary/Description:

Urban Mobility, Central Fire - 145 student elementary school (5,012 sq ft). Previously assessed for Church use. Credit to be applied for 5,012 sq ft of Church rate to reduce assessment for 145 student private elementary school.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Mana	agement DATE: <u>3 Apr. 2024</u>
REVIEWER: Bernard W. Kaiser, Conservation and H	Environmental Lands Management
APPLICANT: Matthew Campo	PETITION NO: <u>MM 24-0468</u>
LOCATION: <u>8616 Progress Blvd.</u> , Tampa, FL 33619	
FOLIO NO: <u>47930.0000</u>	SEC: <u>01</u> TWN: <u>30</u> RNG: <u>19</u>

This agency has no comments.

This agency has no objection.

This agency has no objection, subject to listed or attached conditions.

This agency objects, based on the listed or attached conditions.

COMMENTS: _____.

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: <u>MM 24-0468</u> REVIEWED BY: <u>Clay Walker, E.I.</u> DATE: <u>3/26/2024</u>

FOLIO NO.: 47930.0000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A <u>12</u> inch water main exists (adjacent to the site), (approximately feet from the site) and is located south of the subject property within the north Right-of-Way of <u>Progress Boulevard</u>. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include ______ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A <u>16</u> inch wastewater forcemain exists (adjacent to the site), (approximately <u>135</u> feet from the site) <u>and is located south of the subject property within the south</u> <u>Right-of-Way of Progress Boulevard</u>. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- □ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include ______ and will need to be completed by the ______ prior to issuance of any building permits that will create additional demand on the system.
- COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Falkenburg Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.



Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO:	Zoning Review, Development Services	REQUEST DATE:	3/13/2024
REVIEWER:	Kim Cruz, Environmental Supervisor	REVIEW DATE:	3/26/2024
PROPERTY OWNER:	Lonnie Carr c/o First Baptist Church PID: of Progress Village, Inc.		24-0468
APPLICANT:	Pastor Rickey L. Houston		
LOCATION:	8722 Progress Blvd. Tampa, FL 33619		
FOLIO NO.:	47930.0000		

AGENCY REVIEW COMMENTS:

According to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan at this time, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA), Surface Water Resource Protection Area (SWRPA), and/or Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County EVSD has no objection to the request with regards to WRPAs, SWRPAs, and PWWPAs.

VERBATIM TRANSCRIPT

Zoning	Hearing	Mas	ster	Hearing
	January	14,	2025	5

	BOROUGH COUNTY, FLORIDA DF COUNTY COMMISSIONERS
IN RE:	X)
)
ZONE HEARING MASTER HEARINGS)))
	HEARING MASTER HEARING OF TESTIMONY AND PROCEEDINGS
BEFORE:	Susan Finch Land Use Hearing Master
DATE:	Tuesday, January 14, 2025
TIME:	Commencing at 6:00 p.m. Concluding at 9:09 p.m.
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33601
Reported by: Crystal Reyes, AAERT No DIGITAL REPORTER	. 1660

1 MS. MARSHALL: Next item is Item D.2, Major Modification 24-0468. The applicant is Rickey L. Houston. The 2 request is a modification to planned development. Staff 3 4 findings will be presented by Chris Grandlienard after 5 presentation by the applicant. HEARING MASTER: Good evening. 6 7 MR. CAMP: Hello. Matthew Campo, Campo Engineering on behalf of the First Baptist Church. 8 This is a -- is a major mod. And primarily it's a 9 major mod to add additional students to the church. A little 10 11 different than most of the applications here today. This is actually a situation where the church was approved back in 2008 12 13 for a school. But they didn't define the type of school. So 14 that as time progressed, it came out that the -- the church 15 would need to identify and differentiate between the school 16 versus daytime classes. 17 So essentially, this application is for 131 students 18 to add it to the current First Baptist Church. You've got the 19 packet as far as there was also some -- some onsite 20 improvements. That's all I've got. HEARING MASTER: All right. I just wanted to confirm 21 22 just for the record. I think you just said this, but there's no 23 new square footage proposed? MR. CAMPO: Correct. When the church was originally 2.4 built, it was built with all the classroom space already in 25

So there's no actual building construction or anything 1 there. like that added --2 3 HEARING MASTER: All right. 4 MR. CAMPO: -- to this application. 5 HEARING MASTER: That was my only question. Thank you 6 so much. If you could please sign in. 7 Development Services. MR. GRANDLIENARD: Chris Grandlienard again, 8 Development Services. I'm here to present major modification 9 24-468. 10 11 The applicant requests a modification to PD to the P -- current PD 98-0852 to allow the existing classrooms at 12 13 First Baptist Church of Progress Village to be specifically used 14 for weekend, Saturday, Sunday school and also -- also a K 15 through eight weekday private Christian school with 131 16 students. The 8.27 acre parcel is located generally at the 17 location of 900 feet west of the intersection of Progress 18 Boulevard and South Falkenberg Road on the north side of Progress Boulevard and is located in the urban service area 19 within the limits of the Greater Palm River Community Plan. 20 21 The surrounding area is probably -- predominantly a 22 mixture of single-family and multifamily residential and county 23 The major intersection of 301 and Interstate 75 is to parks. the northeast. The classroom's to be specifically used for 24 weekend, Saturday/Sunday school and a K through eight weekday 25

private Christian school. It's going to be in an existing 1 building with no development standard changes. The site is 2 large enough to accommodate or require queuing on the property. 3 4 The current PD zoning is already approved for 5 educational community uses. The addition of school uses would be a natural extension of the already approved uses. The 6 7 property would also provide the surrounding residential areas with a valuable educational resource. Therefore, the 8 modification to PD 98-852 would be consistent with the existing 9 10 zoning pattern of the area. 11 Staff finds the request approvable, subject to proposed conditions. I'd be glad to answer any questions that 12 13 you might have. 14 HEARING MASTER: None at this time. Thank you --15 MR. GRANDLIENARD: Thank you. 16 HEARING MASTER: -- so much. I appreciate it. Planning Commission. 17 18 MS. MYERS: Alexis Myers, Planning Commission staff. The subject site is in the community mixed use Future 19 Land Use -- I'm sorry, community mixed use and residential nine 20 21 Future Land Use Categories. The site is in the urban service area and within the 22 23 limits of the Greater Palm River Community Plan. The area of the major modification is located in the community mixed use 24 portion of the site and will below the maximum allowable 25

consideration for floor area ratio of 0.5 AR -- I'm sorry, 0.50. 1 The subject site sits directly north of Progress 2 Boulevard, which has a functional road classification as a 3 4 county arterial. The subject site also sits external from all 5 existing neighborhoods. Therefore, the proposed use meets and is consistent with Objective 16 and its policies on neighborhood 6 7 protection. The proposed use is also a residentia support use. Therefore, it is consistent with Objective 17 and Policy 17.1. 8 Based upon those considerations, Planning Commission 9 staff finds the proposed major modification consistent with the 10 Unincorporated Hillsborough County Comprehensive Plan, subject 11 to the proposed conditions by the -- the Development Services 12 13 Department. 14 HEARING MASTER: All right. Thank you so much. Т 15 appreciate it. 16 Is there anyone in the room or online that would like 17 to speak in support? Anyone in favor. I'm seeing no one. 18 Anyone in opposition to this request? No one. Ms. Marshall. 19 20 MS. MARSHALL: Nothing further. Thank you. 21 HEARING MASTER: All right. Mr. Campo, anything else? 22 MR. CAMPO: Nothing else. 23 HEARING MASTER: All right. Then we'll close Major Modification 24-0468 and go to the next case. 24 25

	DROUGH COUNTY, FLORIDA F COUNTY COMMISSIONERS
IN RE: ZONE HEARING MASTER HEARINGS))))
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS
BEFORE:	Pamela Jo Hatley Land Use Hearing Master
DATE:	Monday, December 16, 2024
TIME:	Commencing at 6:00 p.m. Concluding at 9:07 p.m.
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33601
Reported by: Crystal Reyes, AAERT No. Digital Reporter	1660

Zoning Hearing Master Hearing CORRECTED December 16, 2024

1	differentiated with strikethrough and underline.
2	Agenda page 11, Item D.3, Standard Rezoning 24-1231, a
3	revised staff report has been added, which includes
4	transportation, updating data and tables on page six through
5	seven and adding pages 15 through 20, as well as other
6	corrections shown as strikethrough and underline.
7	And I'll now go through the published withdrawals and
8	continuances. Let's see.
9	Our first item is Item A.1, PD 24-0459. This
10	application is out of order to be heard and is being continued
11	to the January 14, 2025 ZHM Hearing.
12	Item A.2, Major Mod <mark>24-0468</mark> . This application is
13	being continued by the applicant to the January 14, 2025 ZHM
14	Hearing.
15	Item A.3, PD 24-0537. This application has been
16	withdrawn from the hearing process.
17	Item A.4, PD 24-0591. This application is out of
18	order to be heard and is being continued to the January 14, 2025
19	ZHM Hearing.
20	Item A.5, Major Mod 24-0675. This application is out
21	of order to be heard and is being continued to the January 14th
22	ZHM Hearing.
23	Item A.6, Major Mod 24-0788. This application has
24	been withdrawn from the hearing process.
25	Item A.7, PD 24-0858. This application is out of

Transcript of Proceedings November 12, 2024

	DROUGH COUNTY, FLORIDA F COUNTY COMMISSIONERS
IN RE: ZONE HEARING MASTER HEARINGS)))))
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS
BEFORE:	SUSAN FINCH Zoning Hearing Master
DATE:	Tuesday, November 12, 2024
TIME:	Commencing at 6:01 p.m. Concluding at 8:42 p.m.
LOCATION:	Hillsborough County BOCC Development Services Department 601 East Kennedy Boulevard, 2nd Floor Tampa, Florida 33601
Reported by: Crystal Reyes, AAERT No. Notary Public for the Sta	

Transcript of Proceedings November 12, 2024

1	MS. HEINRICH: Sure. To begin on our published
2	withdrawals and continuances, the first one is Item A.1. Major
3	Mod 24-0384. This application is being continued by staff to
4	the December 16th, 2024 ZHM hearing.
5	Item A.2. PD 24-0459. This application is out of
6	order to be heard and is being continued to December 16th, 2024
7	ZHM hearing.
8	Item A.3. Major Mod <mark>24-0468</mark> . This application is out
9	of order to be heard and is being continued to December 16th,
10	2024 ZHM hearing.
11	Item A.4. PD 24-0537. This application is out of
12	order to heard and is being continued to the December 16th, 2024
13	ZHM hearing.
14	Item A.5. Major Mod 24-0788. This application is out
15	of order to be heard and is being continued to the December
16	16th, 2024 ZHM hearing.
17	Item A.6. PD 24-1013. This application is out of
18	order to be heard and is being continued to the December 16th,
19	2024 ZHM hearing.
20	Item A.7. PD 24-1040. This application is being
21	continued by the applicant to the December 16th, 2024 ZHM
22	hearing.
23	Item A.8. Standard Rezoning 24-1060. This application
24	is out of order to be heard and is being continued to the
25	December 16th, 2024 ZHM hearing.

	Coning Hearing ptember 16, 2024
	OROUGH COUNTY, FLORIDA F COUNTY COMMISSIONERS
IN RE: ZONE HEARING MASTER HEARINGS))))
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS
BEFORE:	Susan Finch Land Use Hearing Master
DATE:	Monday, September 16, 2024
TIME:	Commencing at 6:00 p.m. Concluding at 6:52 p.m.
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33610
Reported by: Brittany Bridges, AAERT Digital Reporter	No. 1607

Zoning Hearing September 16, 2024

Γ

1	MS. HEINRICH: Okay. The next one off the agenda is
2	Item C.3, Standard Rezoning 24-1023. This application is out of
3	order to be heard and is being continued to the October 15, 2024
4	ZHM hearing.
5	HEARING MASTER: All right. This one is out of order.
6	So it can't go forward. But is there just for information,
7	is there anyone in the audience that wanted to speak to Item C.3
8	Rezoning 24-1023?
9	All right, I'm seeing no one. And that one will be
10	continued to October 15, 2024 at 6:00 p.m. Go ahead.
11	MS. HEINRICH: Okay. I'll go ahead and go over the
12	published withdrawals and continuance, beginning with Item A.1,
13	Major Mod 24-0368. This application is out of order to be heard
14	and is being continued to be October 15, 2024 ZHM Hearing.
15	Item A.2, Major Mod 24-0384. This application is out
16	of order to be heard and is being continued to the
17	November 12, 2024 ZHM Hearing.
18	Item A.3, Major Mod 24-0397. This application is
19	being continued by staff to the October 15, 2024 ZHM Hearing.
20	Item A.4, Major Mod 24-0402. This application is
21	being continued by staff to be October 15, 2024 ZHM Hearing.
22	Item A.5, PD 24-0459. This application is out of
23	order to be heard and is being continued to be October 15, 2024
24	ZHM Hearing.
25	I am A.6, Major Mod <mark>24-0468</mark> . This application is out

Zoning Hearing September 16, 2024

1	of order to be heard and is being continued to be	
2	November 12, 2024 ZHM Hearing.	
3	Item A.7, PD 24-0537. This application is out of	
4	order to be heard and is being continued to the October 15, 2024	
5	ZHM Hearing.	
6	Item A.8, Major Mod 24-0675. This application is out	
7	of order to be heard and is being continued to the	
8	October 15, 2024 ZHM Hearing.	
9	Item A.9, Major Mod 24-0677. This application is	
10	being continued by the applicant to the October 15, 2024 ZHM	
11	Hearing.	
12	Item A.10, Major Mod 24-0691. This application is out	
13	of order to be heard and is being continued to the	
14	October 15, 2024 is ZHM Hearing.	
15	Item A.11, PD 24-0701. This application is out of	
16	order to be heard and is being continued to the October 15, 2024	
17	ZHM Hearing.	
18	Item A.12 PD, 24-0722. This application is being	
19	continued by staff to the October 15, 2024 ZHM Hearing.	
20	Item A.13, Major Mod 24-0788. This application is out	
21	of order to be heard and is being continued to the	
22	October 15, 2024 ZHM Hearing.	
23	Item A.14, PD 24-0789. This application is out of	
24	order to be heard and is being continued to the October 15, 2024	
25	ZHM Hearing.	

	ZHM Meeting July 22, 2024
	DROUGH COUNTY, FLORIDA E County Commissioners
IN RE: ZONE HEARING MASTER HEARINGS)))) X
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS
BEFORE:	Susan Finch
	Land Use Hearing Master
DATE:	Monday, July 22, 2024
TIME:	Commencing at 6:00 p.m. Concluding at 9:32 p.m.
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Second Floor Boardroom Tampa, Florida 33601
Reported by: Diane DeMarsh, AAERT No. Digital Reporter	1654

ZHM Meeting July 22, 2024

1	ZHM Hearing.
2	Item A.2, Major Mod 24-0368. This application is out
3	of order to be heard and it's being continued to the
4	September 16, 2024 ZHM Hearing.
5	Item A.3, Major Mod 24-0384. This application is out
6	of order to be heard and is being continued to the
7	September 16, 2024 ZHM Hearing.
8	Item A.4, Major Mod 24-0397. This application is out
9	of order to be heard and is being continued to the
10	August 19, 2024 ZHM hearing.
11	Item A.5, Major Mod 24-0402. This application is
12	being continued by the applicant to the September 16, 2024 ZHM
13	Hearing.
14	Item A.6, PD 24-0459. This application is out of
15	order to be heard and is being continued to the September 16,
16	2024 ZHM Hearing.
17	Item A.7, Major Mod <mark>24-0468</mark> . This application is out
18	of order to be heard and is being continued to the September 16,
19	2024 ZHM Hearing.
20	Item A.8, PD 24-0537. This application is out of
21	order to be heard and is being continued to the August 19, 2024
22	ZHM Hearing.
23	Item A.9, PD 24-0579. This application is being
24	continued by staff to the August 19, 2024 ZHM Hearing.
25	Item A.10, PD 24-0591. This application out of order

1		
2	HILLSBOROUGH COUNTY, FLORIDA	
3	Board o	f County Commissioners
4		X
5	IN RE:)
6	ZONE HEARING MASTER HEARINGS)
7) Y
8		X
9	ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS	
10		
11	BEFORE:	Susan Finch Land Use Hearing Master
12		Land Use hearing haster
13	DATE:	Monday, June 17, 2024
14	TIME:	Commencing at 6:00 p.m. Concluding at 7:39 p.m.
15		concruding ac 7.55 p.m.
16	LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Second Floor Boardroom Tampa, Florida 33601
17		
18		
19		
20		
21		
22		
23	Reported by: Diane DeMarsh, AAERT No.	1654
24	Digital Reporter	
25		

1

1	hearing.		
2	Item A.3, Major Mod 24-0300. This application is		
3	being continued by Staff to the July 22, 2024 ZHM hearing.		
4	Item A.4, Major Mod 24-0397. This application is		
5	being continued by the applicant to the July 22, 2024 ZHM		
6	hearing.		
7	Item A.5, Major Mod 24-0402. This application is		
8	being continued by the applicant to the July 22, 2024 ZHM		
9	hearing.		
10	Item A.6, PD 24-0459. This application is out of		
11	order to be heard and is being continued to the July 22, 2024		
12	ZHM hearing.		
13	Item A.7, Major Mod <mark>24-0468</mark> . This application is out		
14	of order to be heard and is being continued to the July 22, 2024		
15	ZHM hearing.		
16	Item A.8, PD 24-0537. This application is out of		
17	order to be heard and is being continued to the July 22, 2024		
18	ZHM hearing.		
19	Item A.9, PD 24-0538. This application is being		
20	continued by Staff to the July 22, 2024, ZHM hearing.		
21	Item A.10, Standard Rezoning 24-0690. This		
22	application has been withdrawn from the hearing process.		
23	And Item A.11, PD 24-0791. This application is out of		
24	order to be heard and is being continued to the July 22, 2024		
25	ZHM hearing.		

EXHIBITS SUBMITTED DURING THE ZHM HEARING



PARTY OF RECORD

